



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	79,743
PTO	416	5	21	1,108
STP	64	10	6	316
STP	64	10	6	316

TOTALS	2,056		1,545	81,484
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0 100	0	0	3,666.00	SF	4.00	

16

26

PTO
2009

26

16

27

29

19

8

STP
2013

8

8

43

13

8

STP
2013

8

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/23/2008 KJWJ

54292 CHURCH RD, CALLAHAN				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
3,666.00	SF	4.00	4.00	100	2007	2007	3	88	12,904		

LAND DESCRIPTION										TOTAL OB/XF						12,904		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00		

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					115,235				
TOTAL MARKET OB/XF VALUE					12,904				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					163,139				
SOH/AGL Deduction					47,208				
ASSESSED VALUE					115,931				
TOTAL EXEMPTION VALUE					HX HB WX SX				
BASE TAXABLE VALUE					10,931				
TOTAL JUST VALUE					163,139				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					161,211				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22427	XFOB	10,000	04/01/2009
C5159	CO ISSUED	0	02/06/2009
B22251	GARAGE	80,190	02/01/2009
MH5159	MH MOVE-ON	0	01/01/2009
M14308	MECH OTHER	0	01/01/2009
P13631	OTHER	0	01/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2395/0527	7/16/2020	WD	U	I	11	100	
GRANTOR:SEARS AVA JEAN							
GRANTEE:WILLIAMS JILL S & J							
2376/1082	7/16/2020	WD	U	I	98	100	
GRANTOR:SEARS AVA JEAN							
GRANTEE:WILLIAMS JILL S & J							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W29 PTO=[YR=2009] N26 W16 S26 E16\$ W27 S27 E13 STP=[YR=2013] S8 E8 N8 W8\$ E43 N8 STP=[YR=2013] E8 N8 W8 S8\$ N19\$.									

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS