

TRACT 4
IN OR 942/149
EX R/W IN OR 222/102

TRAINOR ANDREA
54326 CHURCH ROAD
CALLAHAN, FL 32011

2024

03-1N-25-2750-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

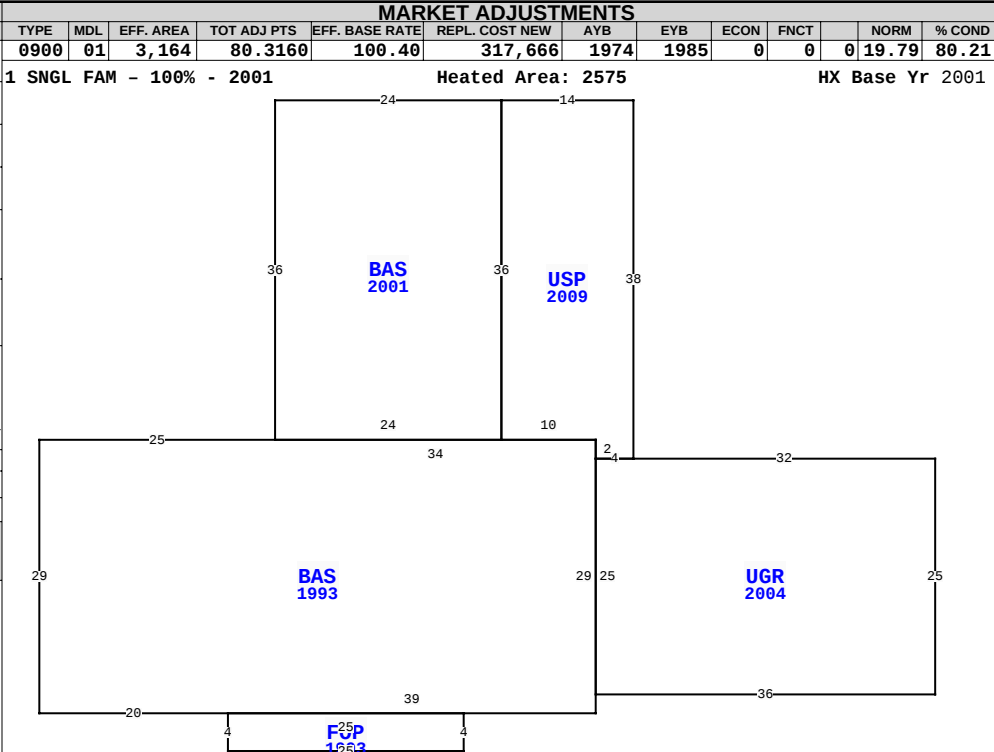
NEIGHBORHOOD/LOC	8024.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	1,711	137,788
BAS	864	100	864	69,579
FOP	100	30	30	2,416
UGR	900	45	405	32,615
USP	512	30	154	12,402
TOTALS	4,087		3,164	254,800

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,118.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,437	
3	0510	GARAGE WD-	0	100	25	16	400.00	SF	28.00	28.00	100	1988	1988	3	20	2,240	
4	0681	POLE SHED	0	100	25	12	300.00	SF	15.00	15.00	100	1988	1988	3	20	900	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C



54326 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

SALES CHECK NO. GREENIAN					INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
1,118.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,437	
400.00	SF	28.00	28.00	100	1988	1988	3	20	2,240	
300.00	SF	15.00	15.00	100	1988	1988	3	20	900	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE	254,800	
TOTAL MARKET OB/XF VALUE	7,887	
TOTAL LAND VALUE - MARKET	73,850	
TOTAL MARKET VALUE	336,537	
SOH/AGL Deduction	173,726	
ASSESSED VALUE	162,811	
TOTAL EXEMPTION VALUE	55,000	
BASE TAXABLE VALUE	107,811	
TOTAL JUST VALUE	336,537	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	325,487	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11993	GARAGE	29,700	11/26/2003
R5630	REPAIR/RRF	1,000	11/01/2003

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
0942/0149	7/24/2000	WD Q I
GRANTOR: RAMSEY GARY D & JUDY	GRANTEE: TRAINOR TERRY & AND	
0151/0457	8/28/1973	WD Q V
GRANTOR: CRAVEY JAMES & BRENDA	GRANTEE: RAMSEY GARY & JUDY	

BUILDING NOTES		

BUILDING DIMENSIONS		
UGR=[YR=2004] W32 USP=[YR=2009] N38 W14 BAS=[YR=2001] W24 S36 BAS=[YR=1993] W25 S29 E20 FOP=[YR=1993] S4 E25 N4 W25\$ E39 N29 W34\$ E24 N36\$ S36 E10 S2 E4\$ W4 S25 E36 N25 \$.		