LOT 34
IN OR 1840/1018
R107682 & R107683

COLTRANE ROBERT L & SHANNAN N
54521 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2752-0034-0000

BUILDING CHARACTERISTICS

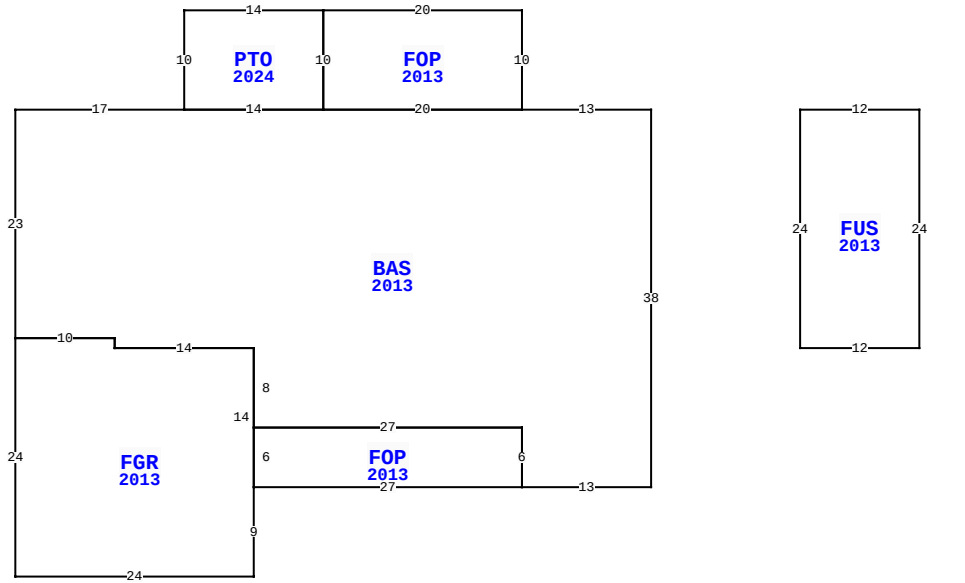
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,924	100	1,924	230,413
FGR	562	55	309	37,005
FOP	162	30	49	5,868
FOP	200	30	60	7,185
FUS	288	100	288	34,490
PTO	140	5	7	838
TOTALS	3,276		2,637	315,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,637	100.3200	125.40	330,680	2013	2013	0	0	0	4.50	95.50

2 SNGL FAM – 100% - 2014 Heated Area: 2212 HX Base Yr 2014



54521 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		315,799
TOTAL MARKET OB/XF VALUE		12,040
TOTAL LAND VALUE - MARKET		55,650
TOTAL MARKET VALUE		383,489
SOH/AGL Deduction		193,612
ASSESSED VALUE		189,877
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		139,877
TOTAL JUST VALUE		383,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,935

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326926	NEW CONSTR	270,082	03/01/2013
B23421	XFOB	9,742	03/01/2010
B951780	GARAGE	10,608	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1840/1018	2/14/2013	WD	U	I	11	100
GRANTOR: COLTRANE ROBERT LEON						
GRANTEE: COLTRANE ROBERT L &						
1819/0727	10/12/2012	WD	U	I	30	100
GRANTOR: COLTRANE WALTER REVIS						
GRANTEE: COLTRANE ROBERT LEO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W13 W20 W14 W17 S23 E10 S1 E14 S8 E27 S6 E13 N38 $
FGR=[YR=2013;ORIG=-64,23] S24 E24 N9 N14 W14 N1 W10 $
FUS=[YR=2013;ORIG=15,0] E12 S24 W12 N24 $
FOP=[YR=2013;ORIG=-13,0] N10 W20 S10 E20 $
FOP=[YR=2013;ORIG=-40,38] E27 N6 W27 S6 $
PTR=[ORIG=0,0] E15 W15 $
PTO=[YR=2024;ORIG=-33,0] W14 N10 E14 S10 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0	883.00	SF	5.20	5.20	100	1995	1995	3	70	3,214	
2	0812	CONCRETE C	0	100	0	0	1,346.00	SF	4.00	4.00	100	1996	1996	3	72	3,876	
3	2701	QUONSET GD	0	100	25	20	500.00	SF	15.00	15.00	100	2010	2010	3	66	4,950	

LAND DESCRIPTION

TOTAL OB/XF 12,040

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.59	AC		1.00	1.00	1.00	35,000.00	35,000.00	55,650							

REVIEW DATE 04/09/2024 BY TWA Total Acres: 1.59 Total Land Value: 55,650 Market: 0 Agricultural: 0 Common: 55,650 PRINTED 08/06/2024 BY SYS