

LOT 1 & W'LY 23FT OF LOT 2
IN OR 2685/1407
CHURCH ROAD EST PB 7/301

MOORE WALTER WAYNE & SUZANNE
54040 CHURCH RD
CALLAHAN, FL 32011

2024

10-1N-25-022H-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

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	1,813	100	1,813	224,755
FGR	556	55	306	37,934
FOP	78	30	23	2,851
FOP	291	30	87	10,786

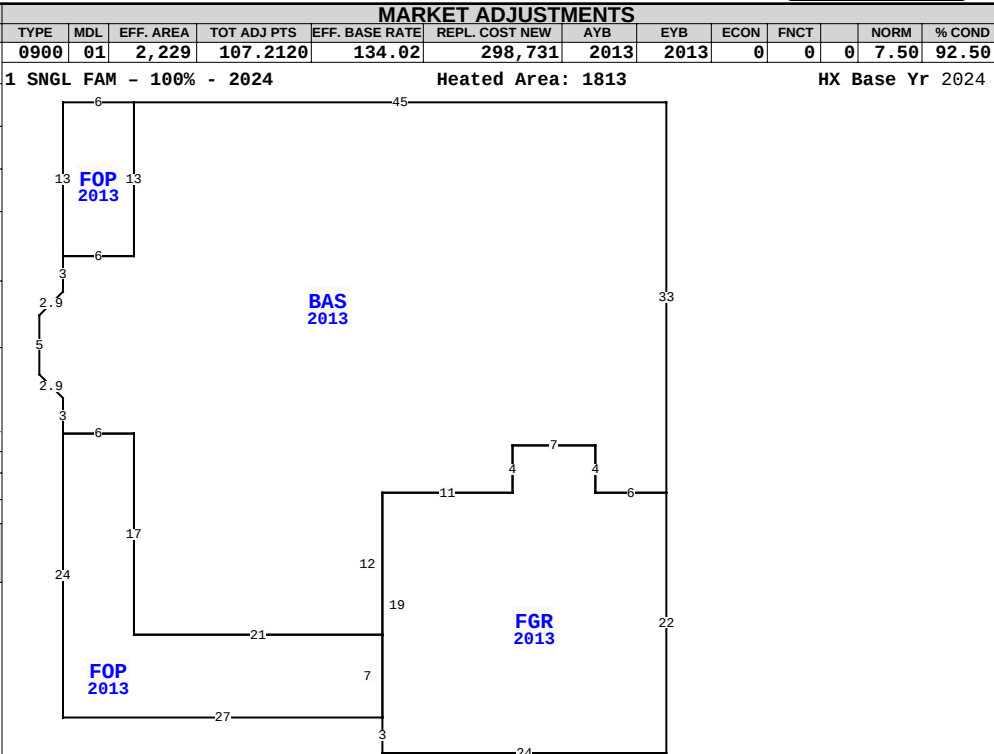
TOTALS	2,738		2,229	276,326
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EXTRA FEATURES

L N	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	1,570.00	SF	5.20	5.20	100	2013	2013	3	94	7,674	
2	0810	CONCRETE A	0	100	0	0	313.00	SF	6.50	6.50	100	2017	2017	3	97	1,973	
3	0810	CONCRETE A	0	100	0	0	268.00	SF	6.50	6.50	100	2019	2019	3	98	1,707	
4	0476	VF 6 SBPL	1	100	0	0	150.00	LF	32.00	32.00	100	2023	2020		96	4,608	
5	0470	VNYL GATE	1	100	0	0	2.00	UT	300.00	300.00	100	2023	2020		96	576	
6	0500	FP-PRE FAB	1	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2013		96	3,360	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.17	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,950							



54040 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	19,898
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		276,326	
TOTAL MARKET OB/XF VALUE		19,898	
TOTAL LAND VALUE - MARKET		40,950	
TOTAL MARKET VALUE		337,174	
SOH/AGL Deduction		0	
ASSESSED VALUE		337,174	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		287,174	
TOTAL JUST VALUE		337,174	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		325,675	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240004204	22X25 STORAGE BUI	43,008	04/12/2024
B1327012	CO ISSUED	0	04/01/2013
B1327012	NEW CONSTR	216,683	03/01/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2685/1407	12/18/2023	WD	Q	I	01	412,400	
GRANTOR:WALKER ROBERT P JR &							
GRANTEE:MOORE WALTER WAYNE							
2659/1987	8/04/2023	QC	U	I	11	100	
GRANTOR:WALKER ROBERT JR							
GRANTEE:WALKER ROBERT JR &							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2013] W45 FOP=[YR=2013] W6 S13 E6 N13\$ S13 W6 S3 D2
L2 S5 D2 R2 S3 FOP=[YR=2013] S24 E27 FGR=[YR=2013] S3 E24
N22 W6 N4 W7 S4 W11 S19 \$ N7 W21 N17 W6\$ E6 S17 E21 N12 E11
N4 E7 S4 E6 N33\$.