LOT 3
CHURCH ROAD EST PB 7/301

JOHNSTON BOBBY JR & CHRISTINA
54090 CHURCH ROAD
CALLAHAN, FL 32011

2024

10-1N-25-022H-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	4,680
TOTAL LAND VALUE - MARKET	82,250
TOTAL MARKET VALUE	86,930
SOH/AGL Deduction	0
ASSESSED VALUE	86,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,930
TOTAL JUST VALUE	86,930
NCON VALUE	4,680
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/846	4/29/2024	QC	U	V	11	100
GRANTOR: JOHNSTON BOBBY JR & C						
GRANTEE: JOHNSTON BOBBY JR &						
2666/860	9/13/2023	WD	U	V	11	100
GRANTOR: SMITH ALLISON						
GRANTEE: JOHNSTON BOBBY JR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	30	30	900.00	SF	5.20	5.20	100	2024	2022		100	4,680	

LAND DESCRIPTION

TOTAL OB/XF 4,680

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,250							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.35 Total Land Value: 82,250 Market: 0 Agricultural: 0 Common: 82,250 PRINTED 08/06/2024 BY SYS