

LOT 5
IN OR 2031/738
CHURCH ROAD EST PB 7/301

SAWYER THOMAS L/SMITH ALLISON
54100 CHURCH RD
CALLAHAN, FL 32011

2024

10-1N-25-022H-0005-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	30 VINYL 90
Exterior Wall	20 FACE BRICK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

Quality	02 Quality Level 02
DOR CODE	0100 SINGLE FAMILY

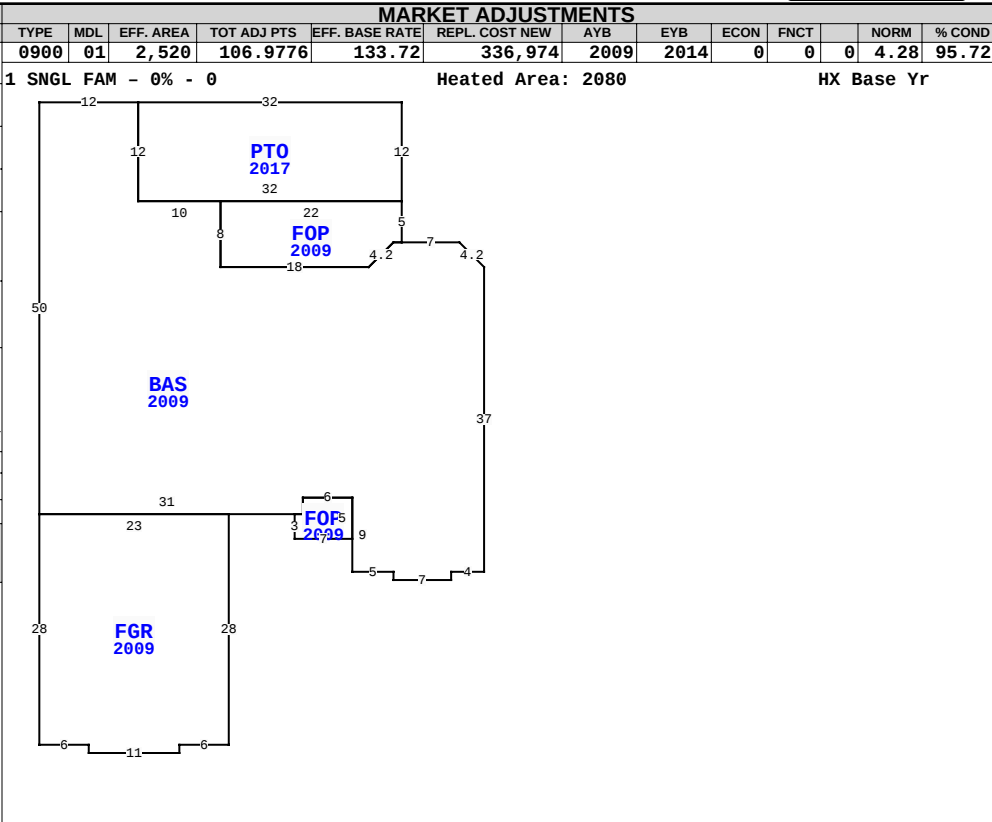
MAP NUM	MKT AREA	08
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NEIGHBORHOOD/LOC	8024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2,080	266,234
FGR	655	55	360	46,079
FOP	33	30	10	1,280
FOP	169	30	51	6,528
PTO	384	5	19	2,432

TOTALS	3,321	2,520	322,552
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	946.00	SF	6.50
2	0510	GARAGE WD-	0	0	40	26	1,040.00	SF	35.00



54100 CHURCH RD, CALLAHAN

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

LAND DESCRIPTION										TOTAL OB/XF									
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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 6									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										322,552									
TOTAL LAND VALUE - MARKET										35,000									
TOTAL MARKET VALUE										393,662									
SOH/AGL Deduction										78,453									
ASSESSED VALUE										315,209									
TOTAL EXEMPTION VALUE										0									
BASE TAXABLE VALUE										315,209									
TOTAL JUST VALUE										393,662									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										364,173									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702906	NEW CONSTR	46,839	05/01/2017
C22049	CO ISSUED	0	11/01/2009
M14370	MECH OTHER	0	02/01/2009
E21509	ELEC OTHER	1,000	12/01/2008
P13582	OTHER	0	12/01/2008
B22049	NEW CONSTR	194,634	11/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2031/0738	12/28/2015	QC	U	I	11	62,200	
GRANTOR: SAWYER THOMAS L							
GRANTEE: SAWYER THOMAS L & A							
2010/0098	10/16/2015	SW	U	I	18	163,300	
GRANTOR: SECRETARY OF VETERANS							
GRANTEE: SAWYER THOMAS L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] U3 L3 W7 FOP=[YR=2009] N5 PTO=[YR=2017] N12 W32 S12 E32SW22 S8 E18 U3 R3 E1\$ W1 D3 L3 W18 N8 W10 N12 W12 S50 FGR=[YR=2009] S28 E6 S1 E11 N1 E6 N28 W23\$ E31 FOP=[YR=2009] S3 E7 N5 W6 S2 W1\$ E1 N2 E6 S9 E5 S1 E7N1 E4 N37\$.									