

LOT 7
IN OR 2134/850
CHURCH ROAD EST PB 7/301

OBERRY JAMES R JR & VIRGINIA E
54120 CHURCH ROAD
CALLAHAN, FL 32011

2024

10-1N-25-022H-0007-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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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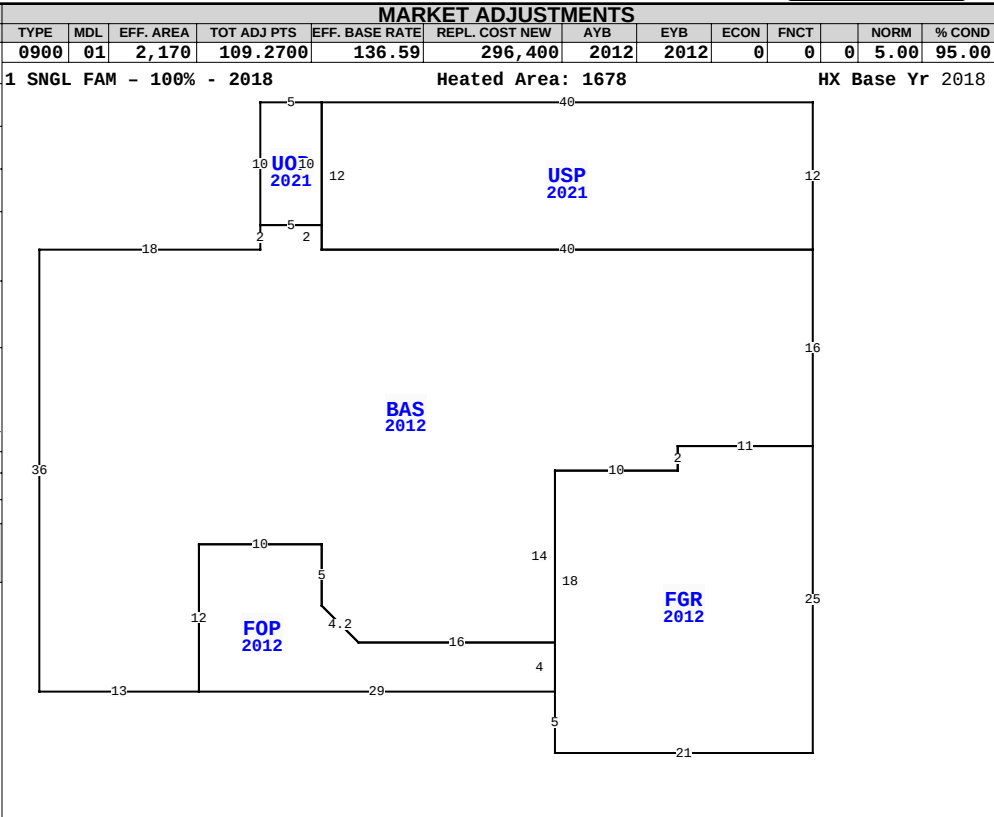
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,678	100	1,678	217,738
FGR	505	55	278	36,073
FOP	201	30	60	7,785
UOP	50	20	10	1,298
USP	480	30	144	18,686

TOTALS	2,914		2,170	281,580
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,493.00	SF	4.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	474.00	SF	10.00
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	12/09/2021	BY	KB
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54120 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2012	2012	3	93	9,274	
100	2012	2012	3	95	1,900	
100	2021	2021	3	95	36,338	
100	2021	2021	3	99	4,693	
100	2021	2021	3	93	930	

TOTAL OB/XF									
53,135	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
1.00	1.00	35,000.00	35,000.00	35,000					

Total Acres: 1.00	Total Land Value: 35,000	Market: 0	Agricultural: 0	Common: 35,000
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					281,580				
TOTAL MARKET OB/XF VALUE					53,135				
TOTAL LAND VALUE - MARKET					35,000				
TOTAL MARKET VALUE					369,715				
SOH/AGL Deduction					143,350				
ASSESSED VALUE					226,365				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					176,365				
TOTAL JUST VALUE					369,715				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					331,498				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009554	SWIM POOL	62,478	10/12/2020
B1226090	CO ISSUED	0	02/04/2013
E25260	NEW CONSTR	0	07/01/2012
B26090	NEW CONSTR	196,616	06/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2134/0850	5/12/2017	WD	U	I	11	100
GRANTOR: MILLER BRIAN E & ANGE						
GRANTEE: OBERRY JAMES R JR &						
2121/0523	5/12/2017	WD	U	I	98	227,500
GRANTOR: MILLER BRIAN E & ANGE						
GRANTEE: O'BERRY JAMES R JR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2021] N12 W40 UOP=[YR=2021] W5 S10 BAS=[YR=2012] S2 W18 S36 E13 FOP=[YR=2012] E29 FGR=[YR=2012] S5 E21N25 W11 S2 W10 S18\$ N4 W16 U3 L3 N5 W10 S12\$ N12 E10 S5 D3 R3 E16 N14 E10 N2 E11 N16 W40 N2 W5\$E5 N10\$ S12 E40\$.									