LOT 8
CHURCH ROAD EST PB 7/301

HOLMES TYLER & JENNA
55157 EDEN PLACE
CALLAHAN, FL 32011

2024

10-1N-25-022H-0008-0000

BUILDING CHARACTERISTICS

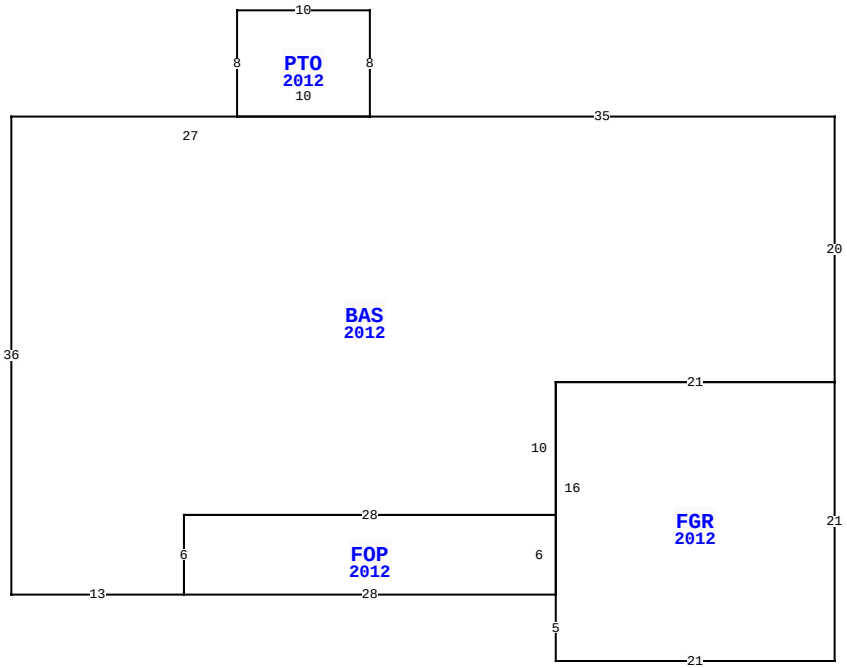
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	222,404
FGR	441	55	243	31,276
FOP	168	30	50	6,435
PTO	80	5	4	515
TOTALS	2,417		2,025	260,630

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,025	108.3880	135.48	274,347	2012	2012	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2014 Heated Area: 1728 HX Base Yr 2014



54130 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		260,630
TOTAL MARKET OB/XF VALUE		8,604
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		304,234
SOH/AGL Deduction		162,633
ASSESSED VALUE		141,601
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,601
TOTAL JUST VALUE		304,234
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25017	CO ISSUED	0	04/03/2012
E23839	NEW CONSTR	0	09/01/2011
E23716	TEMP POLE	0	08/01/2011
B25017	NEW CONSTR	192,838	08/01/2011
P14913	NEW CONSTR	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1943	3/29/2024	WD	Q	I	01	400,000
GRANTOR: MCDANIEL KIMBERLY						
GRANTEE: HOLMES TYLER & JENN						
1787/1456	4/03/2012	WD	U	I	40	182,000
GRANTOR: JULIAN SCAFF CONSTRUC						
GRANTEE: SALDANA BURTON & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W35 PTO=[YR=2012] N8 W10 S8 E10$ W27 S36 E13
FOP=[YR=2012] E28 FGR=[YR=2012] S5 E21 N21 W21 S16$ N6 W28
S6$ N6 E28 N10 E21 N20$.

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	0812	CONCRETE C	0	100	0	0	2,313.00	SF	4.00	4.00	100	2012	2012	3	93	8,604	

LAND DESCRIPTION

TOTAL OB/XF 8,604

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/27/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS