PT OF TRACT C IN OR 2601/1214
(EX DRAINAGE ESMT IN
OR 369/451)

KALLAS JOSEPH M & CAROLYN R
54184 CHURCH ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-000C-0015

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

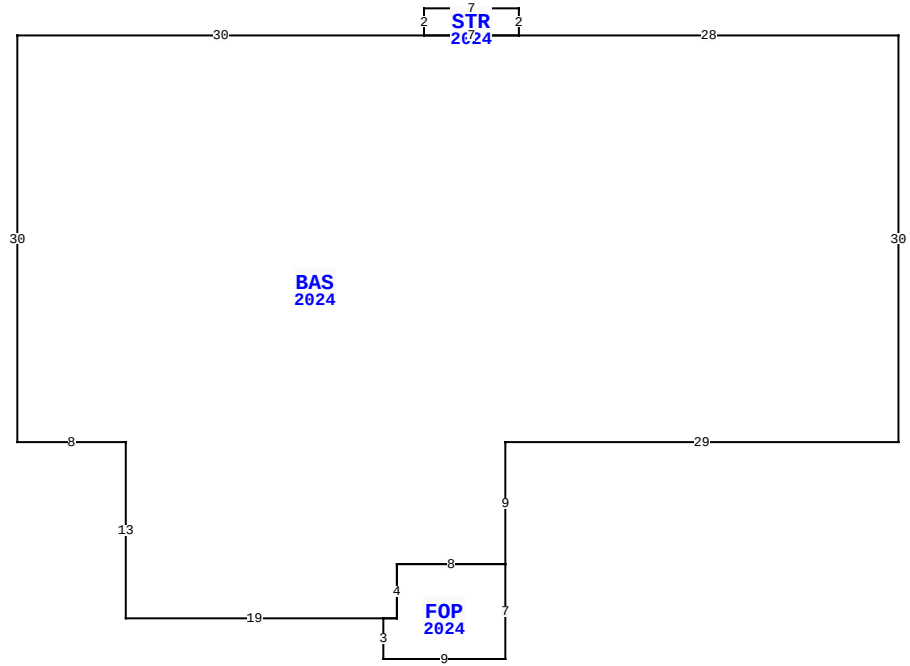
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	2,282	100	2,282	331,963
FOP	59	30	18	2,618
STR	14	10	1	145
TOTALS	2,355		2,301	334,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,301	116.3799	145.47	334,726	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 2282 HX Base Yr 2024



54184 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		334,726
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		373,226
SOH/AGL Deduction		0
ASSESSED VALUE		373,226
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		323,226
TOTAL JUST VALUE		373,226
NCON VALUE		338,226
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000544	20 X 25 DETACHED	32,095	01/16/2024
C2218180	CO		07/24/2023
B2218180	NEW CONSTR	379,992	12/21/2022
B2217911	DEMOLITION	4,500	12/06/2022
MH992542	MH MOVE-ON	0	01/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2601/1214	10/25/2022	WD	U	I	37	55,000
GRANTOR: DUBBERLY VIRGINIA & D						
GRANTEE: KALLAS JOSEPH M & C						
1400/1066	3/31/2006	QC	U	I	07	100
GRANTOR: YANCEY JOHN WAYNE						
GRANTEE: YANCEY DONNA P & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,0] E30 E7 E28 S30 W29 S9 W8 S4 W1 W19 N13 W8 N30 $
STR=[YR=2024;ORIG=40,-2] E7 S2 W7 N2 $
FOP=[YR=2024;ORIG=46,39] S7 W9 N3 E1 N4 E8 $
.

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
3	0500	FP-PRE FAB	1	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	000100	C	SFR	100		OR	118.00	388.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/02/2023 BY KW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS