

LOT 33-3 IN SEC 16 &
PARCEL 30-4 IN SEC 9
MH/ID DSI10887A & DSI10887B

PENTECOSTAL BREAD OF LIFE CHURCH INC/
45243 KERI BLVD
CALLAHAN, FL 32011

2024

16-3N-24-2020-0033-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	4	100
Frame	03	MASONRY 100
Story Height	0	100
RMS	2	100
Stories	2.	100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	648	62,189
FOP	72	30	22	2,111
FUS	648	100	648	62,189
UOP	30	20	6	576

TOTALS	1,398		1,324	127,065
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	716.00	SF	5.20	5.20
2	1242	WD DECK A	0	0	12	4	SF	10.00	10.00
3	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00
4	0972	ST LGHT UN	0	0	0	1.00	UT	1,265.00	1,265.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	007100	C	CHURCH	0	0004	C-1	-134.00	240.00	15,470.00
2	000102	C	SFR/MH	0		C-1	-116.00	400.00	46,302.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
7101	04	1,324	95.4450	149.37	197,766	1954	1954	0	0	0	35.75	64.25	
1 CHURCH - 0% - 0													
Heated Area: 1296													
HX Base Yr													

BLD DATE	09/11/2020	KKA	LGL DATE	
XF DATE	09/11/2020	KKA	LAND DATE	09/11/2020
INC DATE			AG DATE	

TOTAL OB/XF													
4,296													

NASSAU COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		221, 729	
TOTAL MARKET OB/XF VALUE		4, 296	
TOTAL LAND VALUE - MARKET		123, 544	
TOTAL MARKET VALUE		349, 569	
SOH/AGL Deduction		80, 897	
ASSESSED VALUE		268, 672	
TOTAL EXEMPTION VALUE		02	268, 672
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		349, 569	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		357, 253	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0786	NEW CONSTR	77,500	10/24/2000
9304063	ADDITION	500	04/23/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1821/1042	10/25/2012	WD	Q	I	02	225,000			
GRANTOR: SELDOMRIDGE MICHAEL R									
GRANTEE: PENTECOSTAL BREAD 0									
1765/1330	11/22/2011	WD	U	I	17	135,000			
GRANTOR: THE CORNERSTONE MINIS									
GRANTEE: SELDOMRIDGE MICHAEL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 S27 FOP=[YR=1993] S6 E12 N6 W12SE24 N27\$ PTR=E15 FUS=[YR=1993] E11 UOP=[YR=1993] N5 E6 S5 W6\$ E13 S27 W24 N27\$ W15\$.									

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