LOT 26 IN OR 73/52
W H BRANDIES SURVEY OR 15/357

CHURCH SECOND BAPTIST
45019 JOHNSON ROAD
CALLAHAN, FL 32011

2024

19-2N-25-0000-0081-0000

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	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

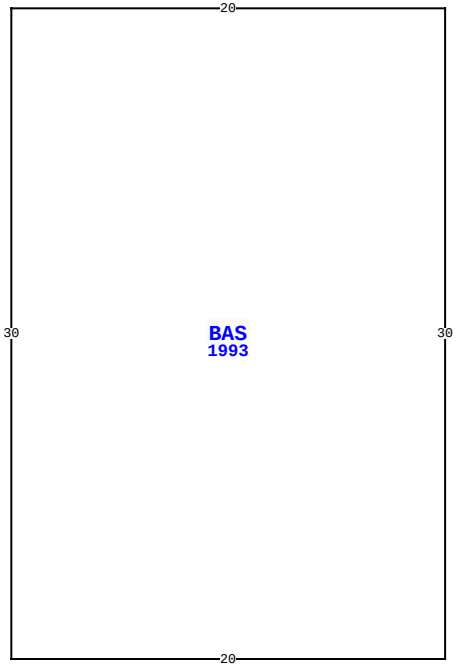
DOR CODE 7100 CHURCHES
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	50,249
TOTALS	600		600	50,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	600	78.1200	122.26	73,356	1965	1965	0	0	0	31.50	68.50

1 CHURCH – 0% - 0 Heated Area: 600 HX Base Yr



45019 COLSON RD, CALLAHAN

BLD DATE	02/17/2022 KK	LGL DATE	
XF DATE	02/17/2022 KK	LAND DATE	02/17/2022 KK
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		50,249
TOTAL MARKET OB/XF VALUE		63
TOTAL LAND VALUE - MARKET		2,880
TOTAL MARKET VALUE		53,192
SOH/AGL Deduction		17,736
ASSESSED VALUE		35,456
TOTAL EXEMPTION VALUE	02	35,456
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		53,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0015/0357	7/19/1961	WD	U	V	10	100

GRANTOR: BRANDIES W H
GRANTEE: WHITFIELD NETTIE A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S30 E20 N30$.

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	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	1980	1980	3	32.5	63	

LAND DESCRIPTION

TOTAL OB/XF 63

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	007100	C	CHURCH	0	0006	RM	0.00	0.00	0.24	AC		1.00	1.00	1.00	12,000.00	12,000.00	2,880							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.24 Total Land Value: 2,880 Market: 0 Agricultural: 0 Common: 2,880 PRINTED 08/06/2024 BY SYS