PT GOVT LOT 2 OF SEC 19-2N-25E
IN OR 145/355
ESMT IN OR 2651-1808

GREATER MT PLEASANT BAPTIST CHURCH
45031 HISTORICAL LANE
CALLAHAN, FL 32011

2024

19-2N-25-0000-0089-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

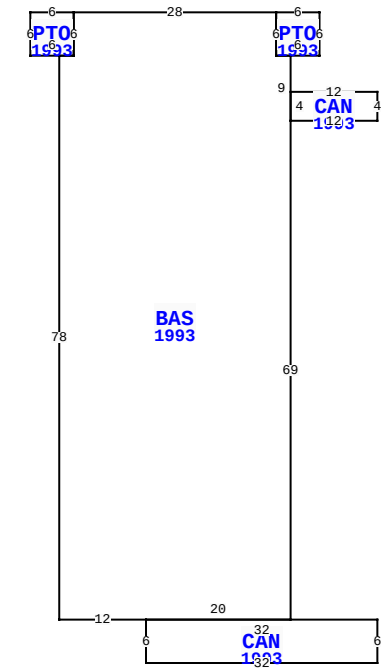
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
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	2,664	100	2,664	261,785
CAN	48	30	14	1,376
CAN	192	30	58	5,699
PTO	36	5	2	197
PTO	36	5	2	197
TOTALS	2,976		2,740	269,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	2,740	109.2000	170.90	468,266	1958	1958	0	0	0	42.50	57.50

1 CHURCH – 0% - 0 Heated Area: 2664 HX Base Yr



45031 HISTORICAL LN, 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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		462,580
TOTAL MARKET OB/XF VALUE		5,389
TOTAL LAND VALUE - MARKET		4,320
TOTAL MARKET VALUE		472,289
SOH/AGL Deduction		174,456
ASSESSED VALUE		297,833
TOTAL EXEMPTION VALUE	02	297,833
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		472,289
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		511,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0145/0355	9/26/1972	WD	U	I	17	100

GRANTOR: GREATER MT PLEASANT B

GRANTEE: GREATER MT PLEASANT

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W6 BAS=[YR=1993] W28 PTO=[YR=1993] W6 S6 E6 N6$ S6 W2 S78 E12 CAN=[YR=1993] S6 E32 N6 W32 $ E20 N69 CAN=[YR=1993] E12 N4 W12 S4$ N9 W2 N6$ S6 E6 N6$.

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	0811	CONCRETE B	0	0	0	0	881.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,489	
2	0803	ASPHALT C	0	0	0	0	3,900.00	SF	2.00	2.00	100	1980	1980	3	50	3,900	

LAND DESCRIPTION

TOTAL OB/XF 5,389

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		RM	0.00	0.00	0.36	AC		1.00	1.00	1.00	12,000.00	12,000.00	4,320							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.36 Total Land Value: 4,320 Market: 0 Agricultural: 0 Common: 4,320 PRINTED 08/06/2024 BY SYS

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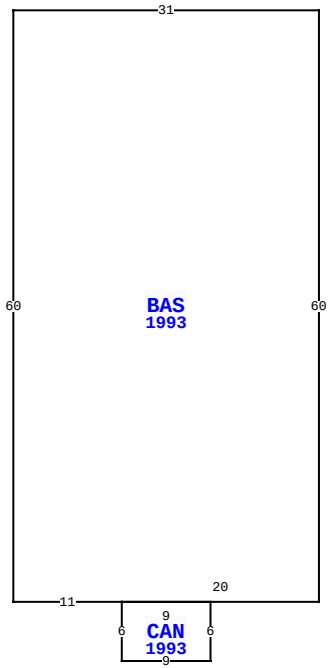
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100	1,860	191,678
CAN	54	30	16	1,649
TOTALS	1,914		1,876	193,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	1,876	98.2800	153.81	288,548	1977	1977	0	0	0	33.00	67.00

2 CHURCH – 0% - 0 Heated Area: 1860 HX Base Yr



45031 HISTORICAL LN, CALLAHAN

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GRANTOR: GREATER MT PLEASANT B

GRANTEE: GREATER MT PLEASANT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W31 S60 E11 CAN=[YR=1993] S6 E9 N6 W9$ E20 N60$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.36 Total Land Value: 4,320 Market: 0 Agricultural: 0 Common: 4,320 PRINTED 08/06/2024 BY SYS