BETWEEN BLOCKS 23 & 24
IN OR 1632/1181
EX R/W OR 660/610

CALLAHAN METHODIST CHURCH INC
449648 US HWY 301
CALLAHAN, FL 32011

2024

29-2N-25-3120-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

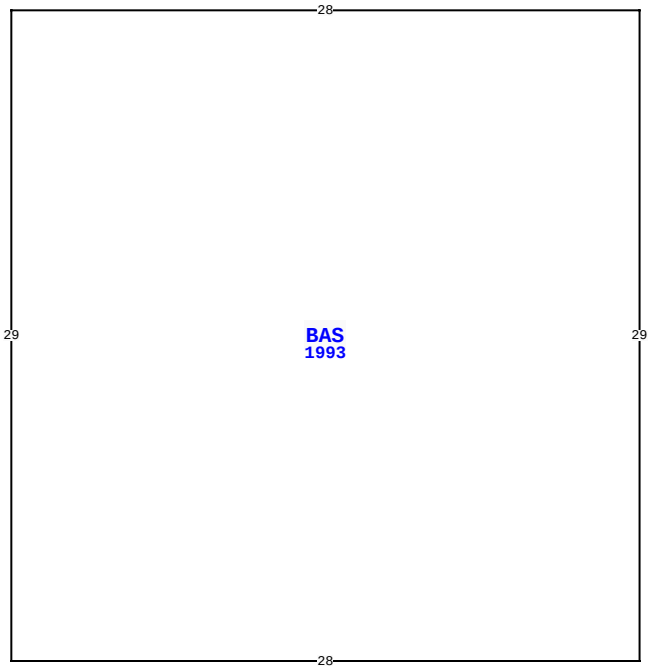
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	1290.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	812	100	812	38,030
TOTALS	812		812	38,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	812	84.5775	93.67	76,060	1955	1955	0	0	0	50.00	50.00

1 EDU RELGUS – 0% - 2024 Heated Area: 812 HX Base Yr



449664 WELLS ST, CALLAHAN

BLD DATE	11/30/2017 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		38,030
TOTAL MARKET OB/XF VALUE		948
TOTAL LAND VALUE - MARKET		26,350
TOTAL MARKET VALUE		65,328
SOH/AGL Deduction		0
ASSESSED VALUE		65,328
TOTAL EXEMPTION VALUE	02	65,328
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		65,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/402	10/25/2023	QC	U	I	11	100
GRANTOR: THE FIRST UNITED METH						
GRANTEE: CALLAHAN METHODIST						
1632/1181	7/28/2009	WD	Q	I	01	22,500
GRANTOR: HURST RICHARD RAY & J						
GRANTEE: FIRST UNITED METHOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S29 E28 N29 $.

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	1131	REINFR 8	0	0	0	0	56.00	SF	6.30	6.30	100	1995	1995	3	91	321	
2	0810	CONCRETE A	0	0	4	23	92.00	SF	6.50	6.50	100	1995	1995	3	70	419	
3	0097	AWNING CN	0	0	0	0	8.00	SF	65.00	65.00	100	2000	2000	3	40	208	

LAND DESCRIPTION

TOTAL OB/XF 948

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	0004	CH	0.00	0.00	4,791.00	SF		1.00	1.00	1.00	5.50	5.50	26,350							

REVIEW DATE 08/23/2022 BY HSA Total Acres: 0.00 Total Land Value: 26,350 Market: 0 Agricultural: 0 Common: 26,350 PRINTED 08/06/2024 BY SYS