BLOCK 24 LOTS 1 THRU 4
DB 14 PG 115 & 116
EX STATE R/W CASE # 92-771-CA

CHURCH CALLAHAN METHODIST
C/O BOARD OF TRUSTEES, 449648 US HIGHWAY 301
CALLAHAN, FL 32011-0157

2024

29-2N-25-3120-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

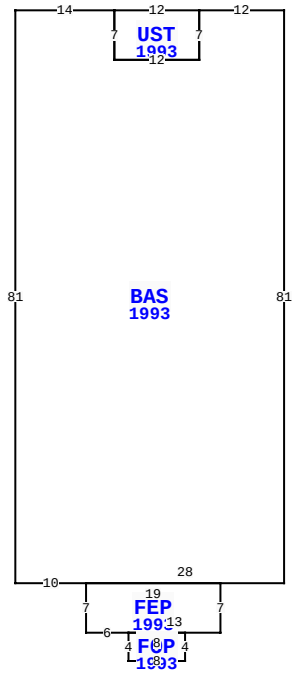
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 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	2,994	100	2,994	311,106
FEP	133	80	106	11,014
FOP	32	30	10	1,039
UST	84	40	34	3,533
TOTALS	3,243		3,144	326,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,144	104.3952	163.38	513,667	1963	1963	0	0	0	36.40	63.60

1 CHURCH – 0% - 0 Heated Area: 3100 HX Base Yr



449664 US HWY 301, CALLAHAN

BLD DATE	04/05/2022 KK	LGL DATE	
XF DATE	04/05/2022 KK	LAND DATE	04/05/2022 KK
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		414,586
TOTAL MARKET OB/XF VALUE		7,817
TOTAL LAND VALUE - MARKET		208,536
TOTAL MARKET VALUE		630,939
SOH/AGL Deduction		157,237
ASSESSED VALUE		473,702
TOTAL EXEMPTION VALUE	02	473,702
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		630,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		664,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4323	REPAIR/RRF	110,000	05/28/2020
4236	REPAIR/RRF	0	03/22/2019

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 UST=[YR=1993] W12 S7 E12 N7 $ S7 W12 N7 W14 S81 E10 FEP=[YR=1993] S7 E6 FOP=[YR=1993] S4 E8 N4 W8 $ E13 N7 W19 $ E28 N81 $.

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	0812	CONCRETE C	0	0	0	0	1,312.00	SF	4.00	4.00	100	1963	1963	3	20	1,050	
2	0511	GARAGE CB-	0	0	12	12	144.00	SF	40.00	40.00	100	1995	1995	3	70	4,032	
3	0835	QUARY TILE	0	0	0	0	136.00	SF	10.00	10.00	100	2008	2008	3	89	1,210	
4	0505	FLAGPOLE A	0	0	0	0	18.00	LF	50.00	50.00	100	2007	2007	3	31	279	
5	0422	CL FNC 4'	0	0	0	0	117.00	LF	15.00	15.00	100	2000	2000	3	52	913	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2008	2008	3	74	333	

LAND DESCRIPTION

TOTAL OB/XF 7,817

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	37,915.70	SF		1.00	1.00	1.00	5.50	5.50	208,536							

REVIEW DATE 04/05/2022 BY KK Total Acres: 0.00 Total Land Value: 208,536 Market: 0 Agricultural: 0 Common: 208,536 PRINTED 08/06/2024 BY SYS

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CALLAHAN, FL 32011-0157

2024

29-2N-25-3120-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

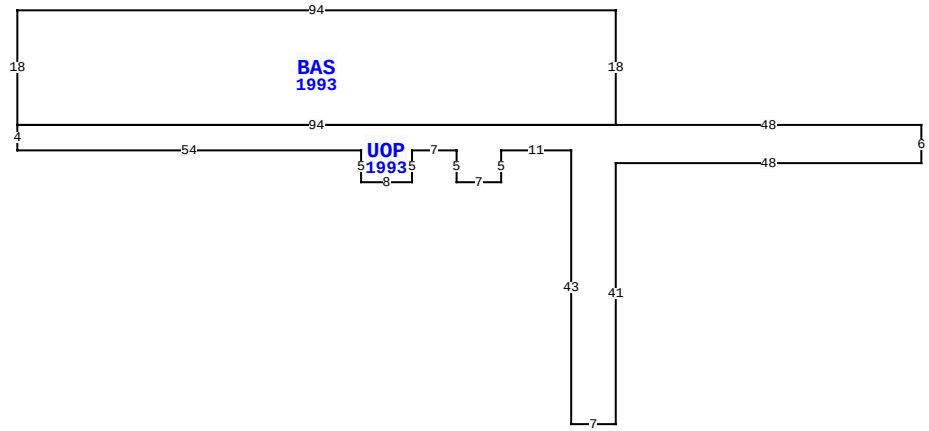
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 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	1,692	100	1,692	78,272
UOP	1,040	20	208	9,622
TOTALS	2,732		1,900	87,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	1,900	83.5380	92.52	175,788	1950	1950	0	0	0	50.00	50.00

2 EDU RELGUS – 0% - 0 Heated Area: 1692 HX Base Yr



449664 US HWY 301, CALLAHAN

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TOTAL EXEMPTION VALUE	02	473,702
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		630,939
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		664,511

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

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W48 BAS=[YR=1993] N18 W94 S18 E94 $ W94 S4 E54 S5 E8 N5 E7 S5 E7 N5 E11 S43 E7 N41 E48 N6 $.

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 04/05/2022 BY KK Total Acres: 0.00 Total Land Value: 208,536 Market: 0 Agricultural: 0 Common: 208,536 PRINTED 08/06/2024 BY SYS