



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	04	PLYWOOD 60		
Interior Wall	05	DRYWALL 40		
Interior Floo	10	TERRAZZO 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Fixtures	11	100		
Frame	01	TYP WD 100		
Story Height	10	100		
RMS	3	100		
Stories	1.5	1.5 100		
Units	0	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	2,975	100	2,975	212,785
FOP	32	30	10	715
FUS	504	100	504	36,048
UOP	865	20	173	12,374
UST	224	40	90	6,437
TOTALS	4,600		3,752	268,359

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7102	04	3,752	97.8500	108.37	406,604	1975	1975	0	0	34.00	66.00
1 EDU RELGUS - 0% - 0											
Heated Area: 3479											
HX Base Yr											
449648 US HWY 301, CALLAHAN											
BLD DATE 11/30/2017 KK LGL DATE											
XF DATE											
INC DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY					PAGE 1 of 2		1
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 1				Tax Dist:			
BUILDING MARKET VALUE				417,774			
TOTAL MARKET OB/XF VALUE				23,424			
TOTAL LAND VALUE - MARKET				164,304			
TOTAL MARKET VALUE				605,502			
SOH/AGL Deduction				0			
ASSESSED VALUE				605,502			
TOTAL EXEMPTION VALUE				02	605,502		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				605,502			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				626,231			
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0811	CONCRETE B	0	0	0	0	719.00	SF	5.20	5.20	100
2	0812	CONCRETE C	0	0	0	0	6,987.00	SF	4.00	4.00	100
3	0424	CL FNC 6'	0	0	0	0	142.00	LF	20.00	20.00	100
4	0422	CL FNC 4'	0	0	0	0	34.00	LF	15.00	15.00	100
5	0476	VF 6 SBPL	0	0	0	0	18.00	LF	32.00	32.00	100
6	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100
7	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100
8	0400	CONC CURB	0	0	0	0	177.00	LF	15.00	15.00	100
9	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100
10	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	007100	C	CHURCH	0	0006	CH	210.00	210.00	41,076.00	SF	1.00
TOTAL OB/XF 21,901											
UNIT PRICE 8.00 ADJ UNIT PRICE 4.00 LAND VALUE 164,304											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSRV											

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

29-2N-25-3120-0069-0010

BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION							
Exterior Wall	19	COMMON BRK 100							
Roof Structur	03	GABLE/HIP 100							
Roof Cover	05	COMP SHNGL 100							
Interior Wall	03	DRYWALL 100							
Interior Floo	14	CARPET 100							
Air Condition	03	CENTRAL 100							
Heating Type	04	AIR DUCTED 100							
Bedrooms		3 100							
Bathrooms		2 100							
Frame	02	WOOD FRAME 100							
Stories	1.	1. 100							
Units		0 100							
Occupancy	00	NONE 100							