SUB LOTS C & F OF LOTS 2 & 3
BLOCK 1 1985 SEVI SW/MH
IN OR 1382/1833

FIRST BAPTIST CHURCH HOLDING COMPANY
PO BOX 605
CALLAHAN, FL 32011-0605

2024

30-2N-25-3280-0001-0022

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7001	V INS W/XFOB	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45026 GREEN ST, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		146,899
TOTAL LAND VALUE - MARKET		28,750
TOTAL MARKET VALUE		175,649
SOH/AGL Deduction		58,004
ASSESSED VALUE		117,645
TOTAL EXEMPTION VALUE	02	117,645
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		175,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,276

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1382/1833	1/19/2006	WD	Q	I		32,000
GRANTOR: TAYLOR ROBERT W JR &						
GRANTEE: FIRST BAPTIST CHURC						
1168/0724	9/05/2003	QC	U	I	01	100
GRANTOR: TAYLOR ROBERT W JR &						
GRANTEE: TAYLOR ROBERT JR &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0803	ASPHALT C	0	0	0	0	41,521.00	SF	2.00	2.00	100	1980	1980	3	50	41,521	
2	0803	ASPHALT C	0	0	0	0	49,680.00	SF	2.00	2.00	100	2009	2009	3	64	63,590	
3	0400	CONC CURB	0	0	0	0	1,983.00	LF	15.00	15.00	100	2009	2009	3	93	27,663	
4	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	2009	2009	3	90	187	
5	0810	CONCRETE A	0	0	14	8	112.00	SF	6.50	6.50	100	2009	2009	3	90	655	
6	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	506	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1980	1980	3	20	100	
8	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2009	2009	3	76	11,537	
9	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2009	2009	3	76	1,140	

LAND DESCRIPTION

TOTAL OB/XF 146,899

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	001000	C	COMMERCIAL	0	0006	CG -	C 0.00	0.00	14,375.00	SF		1.00	1.00	1.00	2.00	2.00	28,750							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 28,750 Market: 0 Agricultural: 0 Common: 28,750 PRINTED 08/06/2024 BY SYS