BLOCK 2 LOT 8 R 108205
IN OR 881/1161
J M OGILVIE ADDITION PB 1/13

FIRST BAPTIST CHURCH HOLDING COMPANY
PO DRAWER 605
CALLAHAN, FL 32011

2024

30-2N-25-3280-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

DIXIE AV, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,250
TOTAL MARKET VALUE		41,250
SOH/AGL Deduction		3,915
ASSESSED VALUE		37,335
TOTAL EXEMPTION VALUE	02	37,335
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		41,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		41,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0881/1161	5/05/1999	WD	Q	V		30,000
GRANTOR: FOURAKER LESTER O & L						
GRANTEE: FIRST BAPTIST CHURC						
0878/0794	4/12/1999	WD	U	V	02	100
GRANTOR: FOURAKER LESTER O						
GRANTEE: L O FOURAKER BUILDE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		CG -	C 0.00	0.00	27,500.00	SF		1.00	1.00	1.00	1.50	1.50	41,250							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 41,250 Market: 0 Agricultural: 0 Common: 41,250 PRINTED 08/06/2024 BY SYS