BLOCK 2 PT OF LOT 9
IN OR 1064/646
J M OGILVIE ADDITION PB 1/13

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

2024

30-2N-25-3280-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

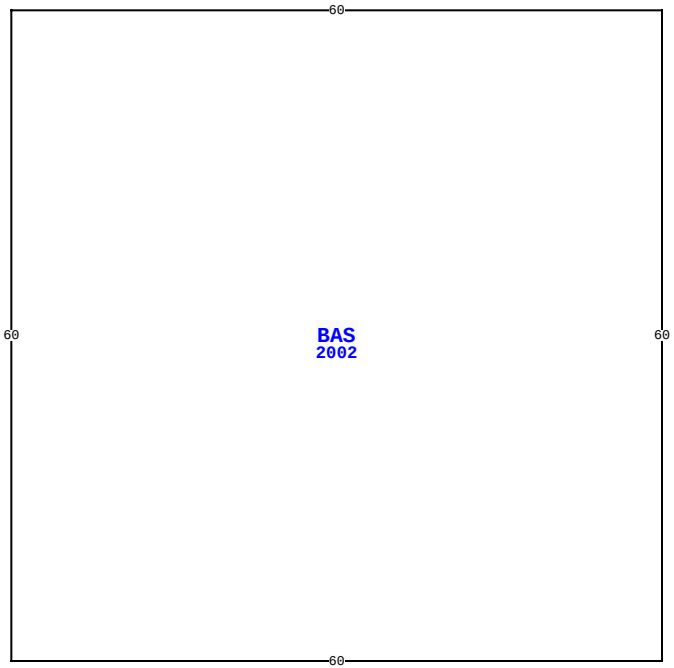
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		17 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 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	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	110,889
TOTALS	3,600		3,600	110,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	3,600	89.7728	41.07	147,852	2002	2002	0	0	0	25.00	75.00

1 STOR WAREH – 0% - 0 Heated Area: 3600 HX Base Yr



45036 NASSAU ST, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE	02/17/2022	KK	LAND DATE	02/17/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		110,889
TOTAL MARKET OB/XF VALUE		1,272
TOTAL LAND VALUE - MARKET		21,262
TOTAL MARKET VALUE		133,423
SOH/AGL Deduction		7,956
ASSESSED VALUE		125,467
TOTAL EXEMPTION VALUE	02	125,467
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		133,423
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1064/0646	6/21/2002	WD	U	I	16	30,000
GRANTOR: BOOTH JULUIS A						
GRANTEE: FIRST BAPTIST CHURC						
1060/0473	6/05/2002	QC	U	I	10	100
GRANTOR: LOWE HILDA B						
GRANTEE: BOOTH JULIUS A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W60 S60 E60 N60$.

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	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2002	2002	3	20	80	
2	0810	CONCRETE A	0	0	25	6	150.00	SF	6.50	6.50	100	2002	2002	3	82	800	
3	0978	SECURTY LT	0	0	0	0	3.00	UT	225.00	225.00	100	2002	2002	3	58	392	

LAND DESCRIPTION

TOTAL OB/XF 1,272

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	14,175.00	SF		1.00	1.00	1.00	1.50	1.50	21,262							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 21,262 Market: 0 Agricultural: 0 Common: 21,262 PRINTED 08/06/2024 BY SYS