IN OR 488 PG 377
FPL R/W OR 341 PG 737

SAIN DONNIE L & JANICE C
54614 CHURCH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

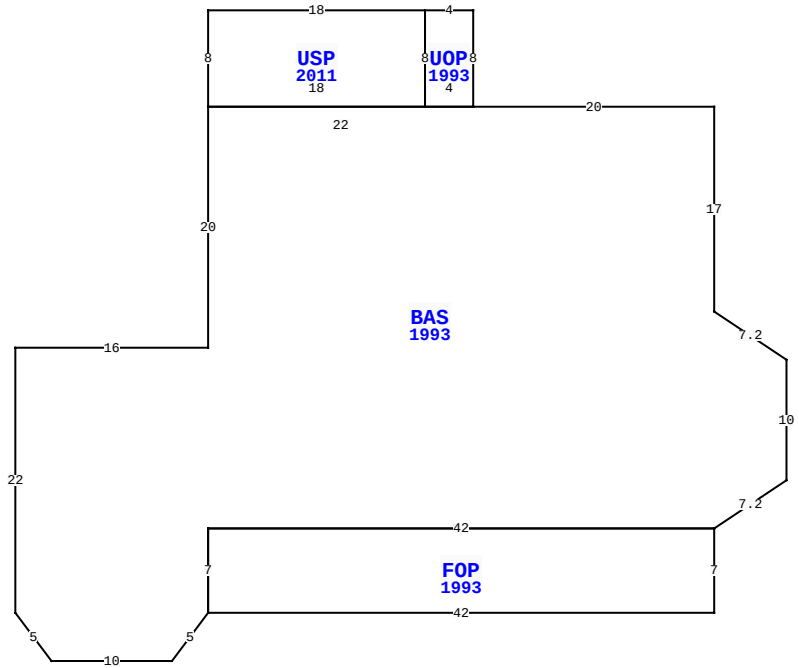
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1,958	174,868
FOP	294	30	88	7,859
UOP	32	20	6	536
USP	144	30	43	3,840
TOTALS	2,428		2,095	187,103

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,095	116.4240	110.60	231,707	1904	1975	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 0 Heated Area: 1958 HX Base Yr



54614 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		196,553
TOTAL MARKET OB/XF VALUE		744
TOTAL LAND VALUE - MARKET		73,260
TOTAL MARKET VALUE		270,557
SOH/AGL Deduction		125,462
ASSESSED VALUE		145,095
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,095
TOTAL JUST VALUE		270,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,153

ALSO OWNS PRCL: 0003-0020

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6051	NEW CONSTR	0	07/10/1989
3811	N/A	10,400	01/07/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0488/0377	4/01/1986	WD	Q	V		19,900
GRANTOR:						
GRANTEE:						
0376/0067	12/01/1982	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1993] N8 W4 USP=[YR=2011] W18 S8 E18 N8$ S8 E4$ W22 S20 W16 S22 D4 R3 E10 R3 U4
FOP=[YR=1993] E42 N7 W42 S7$ N7 E42 R6 U4 N10 L6 U4 N17$.

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	0300	BOAT DCK W	0	100	12	8	96.00	SF	20.00	20.00	100	1980	1980	3	20	384	
2	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	100	1989	1989	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 744

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	000115	C	SFR ACRES	100		RSF-1	0.00	0.00	4.07	AC		1.00	1.00	1.00	18,000.00	18,000.00	73,260							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.07 Total Land Value: 73,260 Market: 0 Agricultural: 0 Common: 73,260 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

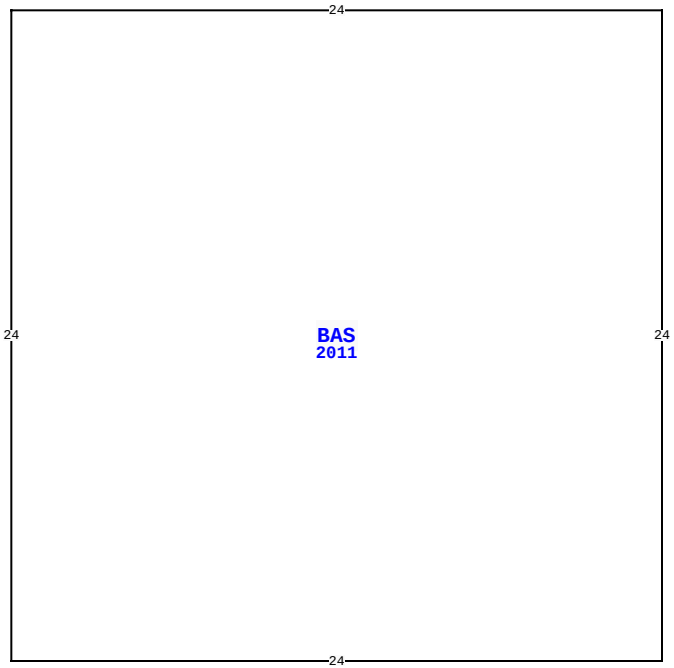
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	9,450
TOTALS	576		576	9,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	72.1050	25.24	14,538	2001	2001	0	0	0	35.00	65.00

2 GARAGE RES – 100% - 0 Heated Area: 576 HX Base Yr



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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W24 S24 E24 N24$.

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 01/06/2023 BY KWA Total Acres: 4.07 Total Land Value: 73,260 Market: 0 Agricultural: 0 Common: 73,260 PRINTED 08/06/2024 BY SYS