TRACT 39 & 40 OR 251 PG 538
LEE STONER SHORES #3 UNR
ESMT IN OR 2541-857

THOMAS CREEK BAPTIST CHURCH
54322 JANICE DR
CALLAHAN, FL 32011

2024

37-1N-25-296C-0039-0000

BUILDING CHARACTERISTICS

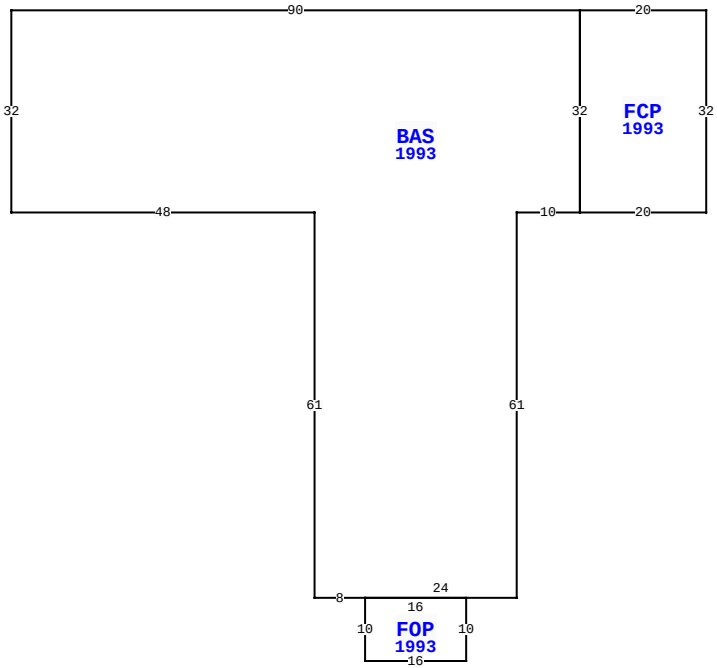
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,832	100	4,832	526,508
FCP	640	30	192	20,921
FOP	160	30	48	5,230
TOTALS	5,632		5,072	552,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	5,072	90.4230	141.51	717,739	1978	1983	0	0	0	23.00	77.00

1 CHURCH – 0% - 0 Heated Area: 4832 HX Base Yr



54322 JANICE DR, CALLAHAN

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	07/12/2021 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		584,433
TOTAL MARKET OB/XF VALUE		67,162
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		741,595
SOH/AGL Deduction		250,139
ASSESSED VALUE		491,456
TOTAL EXEMPTION VALUE	02	491,456
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		741,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		792,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7855	HOUSEMVING	3,200	02/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0251/0538	11/01/1977	WD	U	V		6,500

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W20 BAS=[YR=1993] W90 S32 E48 S61 E8
FOP=[YR=1993] S10 E16 N10 W16$ E24 N61 E10 N32$ S32 E20 N32$.

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	0940	SHEDS/PORT	0	0	20	9	180.00	SF	19.50	19.50	100	1988	1988	3	20	702	
2	0812	CONCRETE C	0	0	0	0	24,434.00	SF	4.00	4.00	100	1994	1994	3	68	66,460	

LAND DESCRIPTION

TOTAL OB/XF 67,162

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	007100	C	CHURCH	0		RM	163.00	311.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	007100	C	CHURCH	0		RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/12/2021 BY KK Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS

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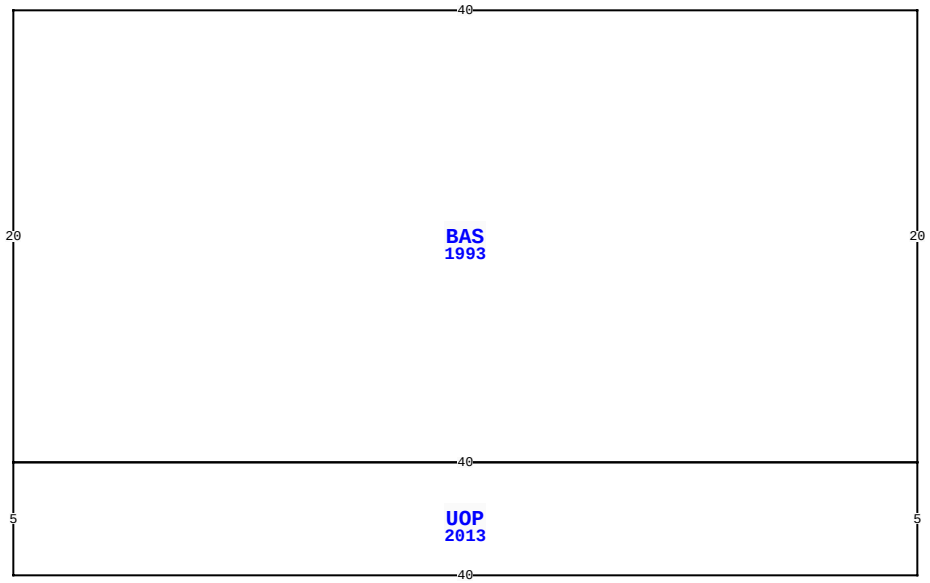
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	30,261
UOP	200	20	40	1,513
TOTALS	1,000		840	31,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	840	68.0400	75.35	63,294	1962	1967	0	0	0	49.80	50.20

2 EDU RELGUS – 0% - 0 Heated Area: 800 HX Base Yr



54322 JANICE DR, CALLAHAN

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GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 UOP=[YR=2013] S5 E40 N5 W40 $E40N20$.

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

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