

TRACT 125, PT SEC 46-2N-25E
IN OR 371-365
R360153 & R360154

KITCHKA CHRISTINA M
54865 CHURCH RD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0125-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	28,353
DCK	128	15	19	468
FEP	128	85	109	2,683
FOP	128	30	38	935
USP	224	50	112	2,756

TOTALS	1,760		1,430	35,195
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0 100	26	20	520.00	SF	5.20	
2	0811	CONCRETE B	0 100	64	3	192.00	SF	5.20	
3	0511	GARAGE CB-	0 100	28	24	672.00	SF	40.00	
4	0940	SHEDS/PORT	0 100	10	20	200.00	SF	20.10	
5	0940	SHEDS/PORT	0 100	12	14	168.00	SF	20.10	
6	0681	POLE SHED	0 100	37	26	962.00	SF	15.00	
7	0812	CONCRETE C	0 100	0	0	1,540.00	SF	4.00	
8	0300	BOAT DCK W	0 100	10	5	500.00	SF	30.00	
9	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	
10	0351	CARPORT MT	0 100	25	18	450.00	SF	10.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0820	02	1,430	117.2000	82.04	117,317	1975	1975	0	0	0 70.00	30.00	
1 M/H 93- - 100% - 2023 Heated Area: 1261 HX Base Yr 2023												

54865 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0811	CONCRETE B	0 100	26	20	520.00	SF	5.20	5.20	100	1987	1987	3	52	1,406	
2	0811	CONCRETE B	0 100	64	3	192.00	SF	5.20	5.20	100	1987	1987	3	52	519	
3	0511	GARAGE CB-	0 100	28	24	672.00	SF	40.00	40.00	100	1987	1987	3	52	13,978	
4	0940	SHEDS/PORT	0 100	10	20	200.00	SF	20.10	20.10	100	1980	1980	3	20	804	
5	0940	SHEDS/PORT	0 100	12	14	168.00	SF	20.10	20.10	100	1980	1980	3	20	675	
6	0681	POLE SHED	0 100	37	26	962.00	SF	15.00	15.00	100	1980	1980	3	20	2,886	
7	0812	CONCRETE C	0 100	0	0	1,540.00	SF	4.00	4.00	100	1994	1994	3	68	4,189	
8	0300	BOAT DCK W	0 100	10	5	500.00	SF	30.00	30.00	100	1994	1994	3	20	3,000	
9	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	20	240	
10	0351	CARPORT MT	0 100	25	18	450.00	SF	10.00	10.00	100	2004	2004	3	22	990	

LAND DESCRIPTION										TOTAL OB/XF										28,687	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000115	C	SFR ACRES	100		RM	0.00	0.00	5.21	AC		1.00	1.00	1.00	16,000.00	16,000.00					

NASSAU COUNTY PROPERTY										PAGE 1 of 2										6									
VALUATION SUMMARY										STANDARD																			
VALUATION BY										Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE										35,195																			
TOTAL MARKET OB/XF VALUE										31,417																			
TOTAL LAND VALUE - MARKET										83,360																			
TOTAL MARKET VALUE										149,972																			
SOH/AGL Deduction										18,832																			
ASSESSED VALUE										131,140																			
TOTAL EXEMPTION VALUE										50,000										HX HB									
BASE TAXABLE VALUE										81,140																			
TOTAL JUST VALUE										149,972																			
NCON VALUE										0																			
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										148,951																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12811	CARPORT	6,750	05/01/2004
Z98	OTHER	0	11/01/1998
7698	REPAIR/RRF	6,000	11/26/1991
7250	REPAIR/RRF	2,065	05/22/1991
4121	NEW CONSTR	7,950	05/26/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2595/1198	10/06/2022	QC	U	I	11	100	
GRANTOR: KITCHKA JOHN A JR & D							
GRANTEE: KITCHKA CHRISTINA M							
2548/0538	3/21/2022	FJ	U	I	11	0	
GRANTOR: KITCHKA WANDA E EST							
GRANTEE: KITCHKA JOHN A JR &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W24 FEP=[YR=2001] N8 DCK=[YR=1993] N8 W10 USP=[YR=1993] N16 W14 S16 E14\$ W6 S8E16\$ W16 S8 E16\$ W24 S24 E18 FOP=[YR=1993] S8 E16 N8 W16\$ E30 N24\$.									

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