TRACT 3
SEC 46-2N-25 OR 244/481
REPLAT OF GOVT LOT 9 UNR

FAIRCLOTH WILSON M JR & KAREN
54832 CHURCH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299R-0003-0000

BUILDING CHARACTERISTICS

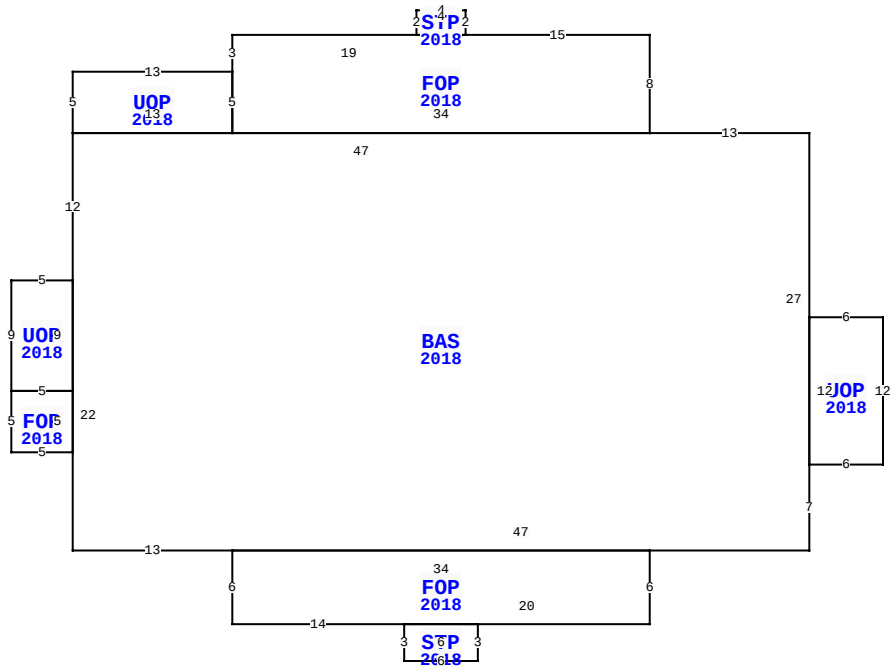
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,040	100	2,040	247,401
FOP	25	30	8	970
FOP	204	30	61	7,398
FOP	272	30	82	9,945
STP	8	10	1	121
STP	18	10	2	243
UOP	45	20	9	1,091
UOP	65	20	13	1,577
UOP	72	20	14	1,698
TOTALS	2,749		2,230	270,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,230	100.8000	126.00	280,980	2018	2018	0	0	0	3.75	96.25

1 SNGL FAM – 100% - 0 Heated Area: 2040 HX Base Yr



54832 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		270,443
TOTAL MARKET OB/XF VALUE		17,633
TOTAL LAND VALUE - MARKET		64,400
TOTAL MARKET VALUE		352,476
SOH/AGL Deduction		134,663
ASSESSED VALUE		217,813
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,813
TOTAL JUST VALUE		352,476
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007530	CO ISSUED	0	06/28/2018
17006898	DEMOLITION	4,000	01/01/2018
17007530	NEW CONSTR	240,059	12/01/2017
B1428741	XFOB	25,488	05/01/2014
B23626	XFOB	5,246	05/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0576/1289	8/14/1989	WD	U	I	07	100
GRANTOR: NASSAU VILLAGE INC						
GRANTEE: KIDD DONALD & GENEV						
0244/0481	8/01/1977	WD	U	V		8,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W13 FOP=[YR=2018] N8 W15 STP=[YR=2018] N2 W4 S2 E4$ W19 S3 UOP=[YR=2018] W13 S5 E13 N5$ S5 E34$ W47 S12 UOP=[YR=2018] W5 S9 FOP=[YR=2018] S5 E5 N5 W5$ E5 N9$ S22 E13 FOP=[YR=2018] S6 E14 STP=[YR=2018] S3 E6 N3 W6$ E20 N6 W34$ E47 N7 UOP=[YR=2018] E6 N12 W6 S12$ N27$.

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	0810	CONCRETE A	0	100	0	0	363.00	SF	4.36	4.36	100	2018	2018	3	97	1,533	
2	1127	BRICK 8"	0	100	0	0	48.00	SF	7.37	7.37	100	2018	2018	3	99	350	
3	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2014	2014	3	75	15,750	

LAND DESCRIPTION

TOTAL OB/XF 17,633

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	0006	OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	35,000.00	35,000.00	64,400							

REVIEW DATE 06/21/2022 BY DJ Total Acres: 1.84 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 08/06/2024 BY SYS