TRACT 5
IN OR 2654/1464
REPLAT OF OGILVIE LOT 9 SUB

HUNTER KENNETH WAYNE SR
54802 CHURCH RD
CALLAHAN, FL 32011

2024

37-1N-25-299R-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

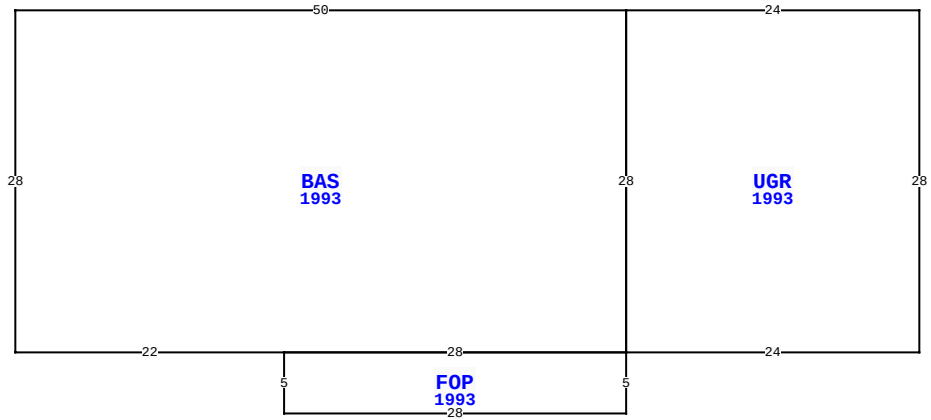
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,400	100	1,400	112,598
FOP	140	30	42	3,378
UGR	672	45	302	24,289
TOTALS	2,212		1,744	140,265

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	102.0000	96.90	168,994	1984	1989	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 0 Heated Area: 1400 HX Base Yr



54802 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		140,265
TOTAL MARKET OB/XF VALUE		10,575
TOTAL LAND VALUE - MARKET		64,400
TOTAL MARKET VALUE		215,240
SOH/AGL Deduction		54,775
ASSESSED VALUE		160,465
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		105,465
TOTAL JUST VALUE		215,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/1464	6/30/2023	SW	U	I	11	100
GRANTOR: GILLIARD KELLEY M						
GRANTEE: HUNTER KENNETH WAYN						
2503/0932	10/05/2021	FJ	U	I	11	0
GRANTOR: HURST KATHY RENAY EST						
GRANTEE: HUNTER KENNETH W SR						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 BAS=[YR=1993] W50 S28 E22 FOP=[YR=1993] S5 E28 N5 W28$ E28 N28$ S28 E24 N28$.

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	100	20	10	200.00	SF	20.10	20.10	100	1982	1982	3	20	804	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	56	1,960	
3	0811	CONCRETE B	0	100	0	0	1,527.00	SF	5.20	5.20	100	1995	1995	3	70	5,558	
4	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2000	2000	3	20	600	
5	0810	CONCRETE A	0	100	30	10	300.00	SF	6.50	6.50	100	1995	1995	3	70	1,365	
6	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2000	2000	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 10,575

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	000100	C	SFR	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 04/05/2024 BY TWA Total Acres: 1.84 Total Land Value: 64,400 Market: 0 Agricultural: 0 Common: 64,400 PRINTED 08/06/2024 BY SYS