

PT OF LOT 11 (S-2)
IN OR 1949/892
REPLAT OF GOVT LOT 9 UNR

NOLAND CORY RAY & SHELLEY MARIE
54694 CHURCH RD
CALLAHAN, FL 32011

2024

37-1N-25-299R-0011-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	945	100	945	74,032
FSP	132	40	53	4,152
FUS	945	100	945	74,032
STP	30	10	3	235
STP	45	10	4	313
UOP	108	20	22	1,724

TOTALS	2,205		1,972	154,487
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	255.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	
4	0812	CONCRETE C	0	100	0	0	1,703.00	SF	4.00	4.00	
5	0803	ASPHALT C	0	100	0	0	2,522.00	SF	1.50	1.50	
6	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	5.50	AC	

REVIEW DATE 02/13/2024 BY KWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,972	111.1320	105.58	208,204	1987	1987	0	0	25.80	74.20
1 SINGLE FAM - 100% - 2016 Heated Area: 1890 HX Base Yr 2016											
54694 CHURCH RD, CALLAHAN											
BLD DATE: 05/19/2023 MLU											

TOTAL OB/XF											
20,050											

TOTAL OB/XF											
20,050											

Total Acres: 5.50 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				168,657			
TOTAL MARKET OB/XF VALUE				20,050			
TOTAL LAND VALUE - MARKET				88,000			
TOTAL MARKET VALUE				276,707			
SOH/AGL Deduction				107,058			
ASSESSED VALUE				169,649			
TOTAL EXEMPTION VALUE				HX HB		50,000	
BASE TAXABLE VALUE				119,649			
TOTAL JUST VALUE				276,707			
NCON VALUE				12,000			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				262,623			
(40X30) CARPORT OPEN ON GABLED ENDS							

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