

TRACT 15 SEC 46-2N-25
IN OR 2573/945
REPLAT OF GOVT LOT 9 UNR

NOLAND MATHEW R & ANNAH E
54835 CHURCH RD
CALLAHAN, FL 32011

2024

37-1N-25-299R-0015-0000



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	14	CARPET 80
Interior Floo	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. 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	1,625	100	1,625	154,215
FGR	648	55	356	33,785
FOP	28	30	8	759
FOP	150	30	45	4,271

TOTALS	2,451		2,034	193,030
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	1,106.00	SF	4.00	4.00	100	1989
2	0511	GARAGE CB-	0	0	24	624.00	SF	30.00	30.00	100	1979
3	0940	SHEDS/PORT	0	0	12	144.00	SF	20.10	20.10	100	1979
4	0350	CARPORT WD	0	0	6	132.00	SF	8.71	8.71	100	1980
5	0810	CONCRETE A	0	0	25	500.00	SF	6.50	6.50	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		OR	0.00	0.00	4.19	AC	

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 2,034 97.0200 121.28 246,684 1989 1994 0 0 0 21.75 78.25

1 SNGL FAM - 0% - 2023 Heated Area: 1625 HX Base Yr

21

10

15

15

10

30

27

29

34

4

4

24

17

24

27

24

FOP 1993

BAS 1993

FGR 1993

FOP 1993

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

54835 CHURCH RD, CALLAHAN

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4.00	100	1989	1989	3	57	2,522	
30.00	100	1979	1979	3	30	5,616	
20.10	100	1979	1979	3	20	579	
8.71	100	1980	1980	3	20	230	
6.50	100	1992	1992	3	64	2,080	

TOTAL OB/XF											
11,027											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		193,030	
TOTAL MARKET OB/XF VALUE		11,027	
TOTAL LAND VALUE - MARKET		60,336	
TOTAL MARKET VALUE		264,393	
SOH/AGL Deduction		0	
ASSESSED VALUE		264,393	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		264,393	
TOTAL JUST VALUE		264,393	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		257,132	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514467	REPAIR/RRF	9,300	06/01/2015
Z980998	OTHER	0	05/01/1998
5597	NEW CONSTR	66,963	03/28/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2573/0945	6/27/2022	WD	Q	I	01	282,000	
GRANTOR: HORTON FAMILY TRUST							
GRANTEE: NOLAND MATHEW R & A							
2391/1963	8/26/2020	WD	U	I	11	100	
GRANTOR: HORTON TERRY M & SUZA							
GRANTEE: HORTON FAMILY TRUST							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 FOP=[YR=1993] N15 W10 S15 E10\$ W10 N15 W21 S27 FGR=[YR=1993] S24 E27 FOP=[YR=1993] E4 N7 W4 S7\$ N24 W27\$ E27 S17 E34 N29\$.											