

TRACT 16 & 17 SEC 46-2N-25
IN OR 2384/1056
(EX ESMT OR 253 PG 362)

WYNNE SANDRA L/E/
54821 CHURCH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299R-0016-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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	05	Quality Level 05
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	1,829	100	1,829	148,713
FGR	651	55	358	29,109
FOP	230	30	69	5,610
TOTALS	2,710		2,256	183,431

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	0	0	140.00	SF	20.10	20.10
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	8.27

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,256	115.3460	109.58	247,212	1978	1987	0	0	25.80	74.20
1 SINGLE FAM - 100% - 0 Heated Area: 1829 HX Base Yr											
54821 CHURCH RD, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
2,191											
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	100	0006	OR	0.00	0.00	8.27	AC	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		183,431	
TOTAL MARKET OB/XF VALUE		2,191	
TOTAL LAND VALUE - MARKET		132,320	
TOTAL MARKET VALUE		317,942	
SOH/AGL Deduction		179,601	
ASSESSED VALUE		138,341	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		83,341	
TOTAL JUST VALUE		317,942	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95286	REPAIR/RRF	2,900	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2384/1056	8/17/2020	LE U	I	I	11	100	
GRANTOR: WYNNE SANDRA							
GRANTEE: WYNNE DANIEL D & ME							
0302/0274	10/01/1979	WD Q	I			62,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W59 FGR=[YR=1993] W21 S31 E21 N31\$ S31 E11 FOP=[YR=1993] S10 E23 N10W23\$ E48 N31\$.											