TRACT 18 SEC 46-2N-25
IN OR 2535/576
REPLAT OF GOVT LOT 9 UNR

CROSSWAY LEVI HUNTER
54805 CHURCH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299R-0018-0000

BUILDING CHARACTERISTICS

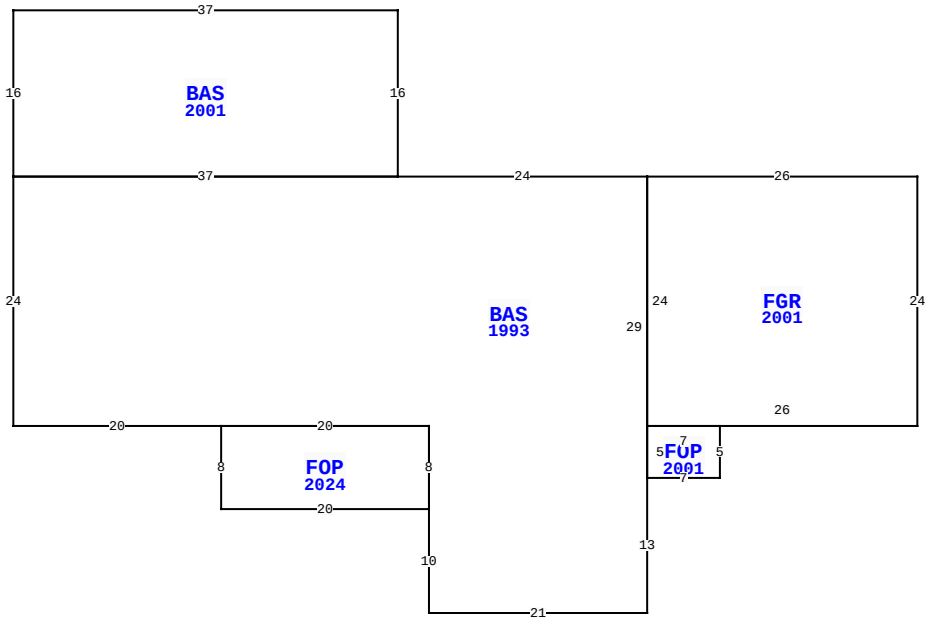
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,842	100	1,842	173,352
BAS	592	100	592	55,713
FGR	624	55	343	32,280
FOP	35	30	10	941
FOP	160	30	48	4,517
TOTALS	3,253		2,835	266,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,835	111.9360	106.34	301,474	1986	2000	0	0	0	11.50	88.50

1 SINGLE FAM – 100% - 2023 Heated Area: 2434 HX Base Yr 2023



54805 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	266,804
TOTAL MARKET OB/XF VALUE	2,758
TOTAL LAND VALUE - MARKET	72,720
TOTAL MARKET VALUE	342,282
SOH/AGL Deduction	54,786
ASSESSED VALUE	287,496
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	237,496
TOTAL JUST VALUE	342,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004560	REPAIR/RRF	14,800	05/28/2020
V990033	REMODEL	12,700	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/0576	1/31/2022	WD	Q	I	01	350,000
GRANTOR: CENTERLINE CONTRACTIN						
GRANTEE: CROSSWAY LEVI HUNTE						
2277/0223	5/21/2019	WD	Q	I	01	152,000
GRANTOR: RAY RANDALL S & SHARO						
GRANTEE: CENTERLINE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-26,0] W24 W37 S24 E20 E20 S8 S10 E21 N13 N29 $
FGR=[YR=2001;ORIG=0,0] W26 S24 E26 N24 $
BAS=[YR=2001;ORIG=-50,0] N16 W37 S16 E37 $
FOP=[YR=2024;ORIG=-67,24] S8 E20 N8 W20 $
FOP=[YR=2001;ORIG=-26,29] E7 N5 W7 S5 $
.

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	26	18	468.00	SF	6.50	6.50	100	1988	1988	3	54.5	1,658	
2	0351	CARPORT MT	0	100	25	22	550.00	SF	10.00	10.00	100	1988	1988	3	20	1,100	

LAND DESCRIPTION

TOTAL OB/XF 2,758

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		OR	0.00	0.00	4.04	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,720							

REVIEW DATE 02/14/2024 BY KWA Total Acres: 4.04 Total Land Value: 72,720 Market: 0 Agricultural: 0 Common: 72,720 PRINTED 08/06/2024 BY SYS