TRACT 19
SEC 46-2N-25 OR 1495/706
REPLAT OF GOVT LOT 9 UNR

SIRMANS MICHAEL B
54791 CHURCH ROAD
CALLAHAN, FL 32011

**2024**

**37-1N-25-299R-0019-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

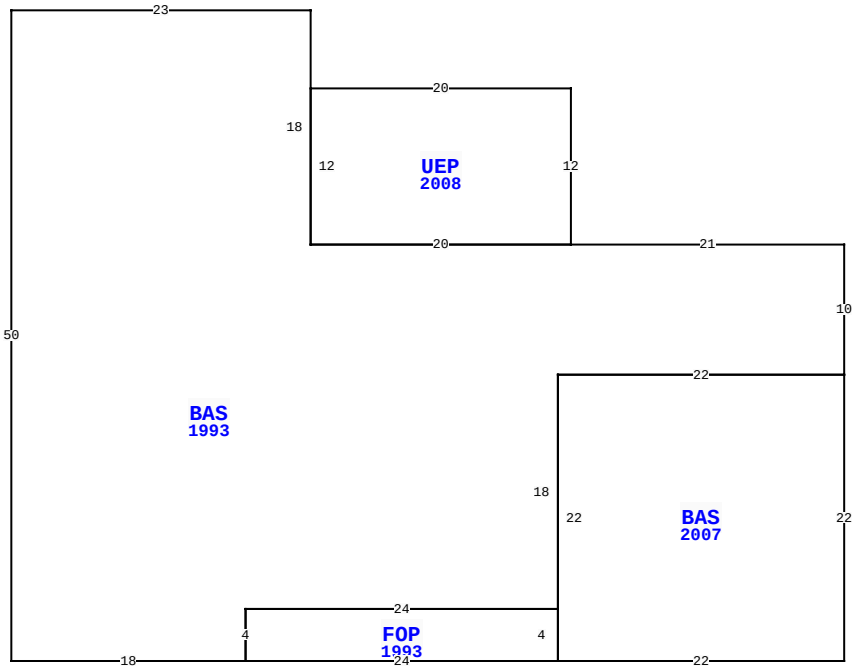
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 10 | ABOVE AVG 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 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 | 1,882 | 100 | 1,882 | 164,353 |
| BAS | 484 | 100 | 484 | 42,267 |
| FOP | 96 | 30 | 29 | 2,532 |
| UEP | 240 | 60 | 144 | 12,576 |
| TOTALS | 2,702 | | 2,539 | 221,729 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,539 | 109.0848 | 103.63 | 263,117 | 1986 | 1989 | 0 | 0 | 0 | 15.73 | 84.27 |

1 SINGLE FAM – 100% - 0 Heated Area: 2366 HX Base Yr




54791 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 | | 221,729 |
| TOTAL MARKET OB/XF VALUE | | 11,127 |
| TOTAL LAND VALUE - MARKET | | 88,020 |
| TOTAL MARKET VALUE | | 320,876 |
| SOH/AGL Deduction | | 164,319 |
| ASSESSED VALUE | | 156,557 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 106,557 |
| TOTAL JUST VALUE | | 320,876 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 291,261 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1495/0706 | 4/27/2007 | QC | U | I | 01 | 100 |
| GRANTOR: SIRMANS CATHY P | | | | | | |
| GRANTEE: SIRMANS MICHAEL B | | | | | | |
| 0503/1080 | 11/01/1986 | FS | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W21 UEP=[YR=2008] N12 W20 S12 E20$ W20 N18 W23 S50 E18 FOP=[YR=1993] E24 BAS=[YR=2007] E22 N22 W22 S22$ N4 W24 S4$ N4 E24 N18 E22 N10$.

## 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 | 0 | 0 | 777.00 | SF | 6.50 | 6.50 | 100 | 2005 | 2005 | 3 | 86 | 4,343 | |
| 2 | 0200 | BARN WD 0- | 0 | 100 | 0 | 0 | 1,080.00 | SF | 20.00 | 20.00 | 100 | 1990 | 1990 | 3 | 20 | 4,320 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 0 | 0 | 352.00 | SF | 35.00 | 35.00 | 100 | 1990 | 1990 | 3 | 20 | 2,464 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,127

| 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 | 0006 | OR | 0.00 | 0.00 | 4.89 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 88,020 | | | | | | | |

REVIEW DATE 04/05/2024 BY TWA Total Acres: 4.89 Total Land Value: 88,020 Market: 0 Agricultural: 0 Common: 88,020 PRINTED 08/06/2024 BY SYS