

TRACT 21
IN OR 526/1211 & OR 604/1052
REPLAT OF OGILVIE LOT 9 SUB

CROSSWAY EUGENE JR & CHRISTINA
54765 CHURCH ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299R-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

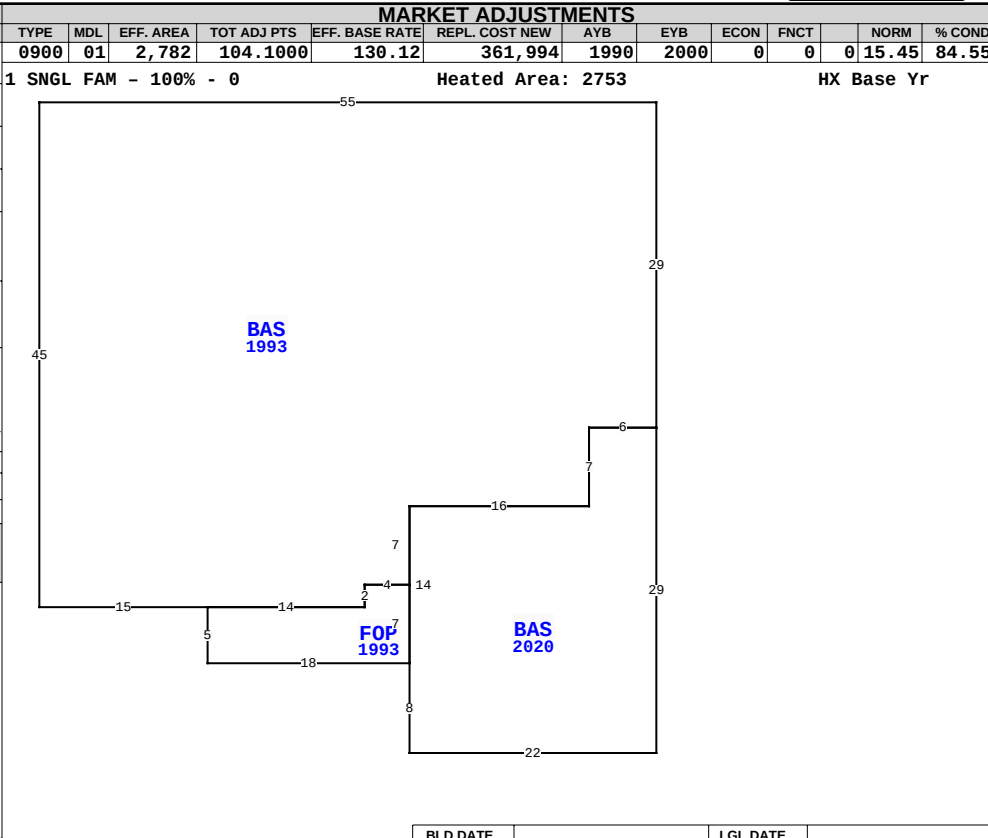
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,227	100	2,227	245,066
BAS	526	100	526	57,869
FOP	98	30	29	3,190
TOTALS	2,851		2,782	306,066

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0351	CARPORT MT	0 100	40	26	1,040.00	SF	10.00	10.00	100	2003	2003	3	21	2,184	
3	0810	CONCRETE A	0 100	0	0	474.00	SF	6.50	6.50	100	2003	2003	3	83	2,557	
4	0200	BARN WD 0-	0 100	14	30	420.00	SF	20.00	20.00	100	1990	1990	3	20	1,680	
5	0812	CONCRETE C	0 100	0	0	5,700.00	SF	4.00	4.00	100	2010	2010	3	91	20,748	
6	0462	ST/AL FNC	0 100	0	0	392.00	SF	10.00	10.00	100	2010	2010	3	60	2,352	
7	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	2010	2010	3	45	3,240	
8	0476	VF 6 SBPL	0 100	0	0	108.00	LF	32.00	32.00	100	2010	2010	3	78	2,696	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C



54765 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			PAGE 1 of 1	6
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			306,066	
TOTAL MARKET OB/XF VALUE			37,837	
TOTAL LAND VALUE - MARKET			106,920	
TOTAL MARKET VALUE			450,823	
SOH/AGL Deduction			239,438	
ASSESSED VALUE			211,385	
TOTAL EXEMPTION VALUE	HX HB		50,000	
BASE TAXABLE VALUE			161,385	
TOTAL JUST VALUE			450,823	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			438,891	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005842	6500 (G)720 (P) 2	52,636	05/14/2024
20004561	REPAIR/RRF	20,300	05/28/2020
2001497	ADDITION	272,718	02/19/2020
B10638	XFOB	0	01/17/2003
6573	NEW CONSTR	72,009	06/28/1990

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
0604/1052	8/16/1990	WD U V
GRANTOR: CROSSWAY EUGENE JR		
GRANTEE: CROSSWAY E B JR & C		
0526/1211	9/21/1987	WD Q V
GRANTOR: MOBLEY E N & KATIE		
GRANTEE: CROSSWAY EUGENE JR		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W55 S45 E15 FOP=[YR=1993] S5 E18 BAS=[YR=2020] S8 E22 N29 W6 S7 W16 S14\$ N7 W4 S2 W14\$ E14 N2 E4 N7 E16N7 E6 N29\$.		