

TRACT 22 SEC 46-2N-25
IN OR 1979/241
REPLAT OF GOVT LOT 9 UNR

BLACKMAN PATRICK & CHRISTY
54759 CHURCH RD
CALLAHAN, FL 32011

2024

37-1N-25-299R-0022-0000



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	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100	1,703	147,426
FGR	696	55	383	33,156
FOP	241	30	72	6,233
USP	288	30	86	7,445
UST	110	45	50	4,328

TOTALS	3,038		2,294	198,588
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,640.00	SF	4.00	4.00	
3	0861	POOL GUNIT	0	100	30	19	570.00	SF	85.00	85.00	
4	0845	KOOL DECK	0	100	0	0	960.00	SF	7.25	7.25	
5	0810	CONCRETE A	0	100	0	0	391.00	SF	6.50	6.50	
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	22.50	22.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.52	AC	

REVIEW DATE	08/01/2023	BY	KW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,294	115.3509	109.58	251,377	1978	1995	0	0	0	21.00	79.00
1 SINGLE FAM - 100% - 2016												
Heated Area: 1703												
HX Base Yr 2016												

54759 CHURCH RD, CALLAHAN					BLD DATE					LGL DATE	
					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	1978	1978	3	42	1,470		
1,640.00	SF	4.00	4.00	100	1978	1978	3	29	1,902		
570.00	SF	85.00	85.00	100	1978	1978	3	25	12,113		
960.00	SF	7.25	7.25	100	1978	1978	3	79	5,498		
391.00	SF	6.50	6.50	100	1978	1978	3	29	737		
200.00	SF	22.50	22.50	100	1975	1975	3	20	900		

TOTAL OB/XF												
22,620												

Total Acres:	3.52	Total Land Value:	63,360	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 2											

VALUATION BY		STANDARD
Tax Group: 6		
Tax Dist:		
BUILDING MARKET VALUE		220,972
TOTAL MARKET OB/XF VALUE		22,620
TOTAL LAND VALUE - MARKET		63,360
TOTAL MARKET VALUE		306,952
SOH/AGL Deduction		111,117
ASSESSED VALUE		195,835
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		145,835
TOTAL JUST VALUE		306,952
NCON VALUE		22,384
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,451

MISC STRG SHED + RED WD SHED= NV
BLDG:1:1: ADJ EYB DUE TO SOME RMDL/UPDATED KB

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001607	GARAGE	69,139	02/06/2023

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1979/0241	5/08/2015	WD Q	I	I	01	185,000	
GRANTOR: DANAHER WILLIAM JAMES							
GRANTEE: BLACKMAN PATRICK &							
1920/0876	4/23/2014	PR U	I	I	19	100	
GRANTOR: DANAHER WILLIAM JAMES							
GRANTEE: DANAHER WILLIAM JAM							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=2011] N10 W11 S10 E11\$ FGR=[YR=1993] W24 BAS=[YR=1993] W10 USP=[YR=1993] N12 W24 S12 E24 \$ W51 S29 E27 FOP=[YR=1993] S5 E35 N5 W1 N2 W33 S2 W1 \$ E1 N2 E33 N27 \$ S29 E24 N29 \$.											

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