IN DB 187/384 & DB A9/518
OR 307 PG 156 & OR 508/720

CHURCH LIVE OAK BAPTIST
C/O WILLIAM LAYDEN, 36178 CONGREGATION LANE
CALLAHAN, FL 32011

2025

01-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

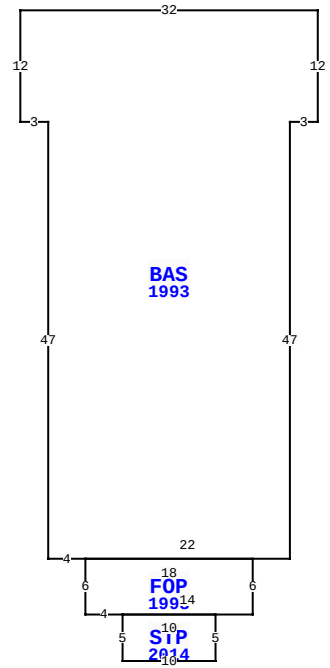
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100	1993	1,606	133,064
FOP	108	30	1993	32	2,651
STP	50	10	2014	5	414
TOTALS	1,764			1,643	136,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	1,643	81.2700	126.98	208,628	1914	1914	0	0	0	34.75	65.25

1 CHURCH – 0% - 0 Heated Area: 1606 HX Base Yr



36178 CONGREGATION LN, CALLAHAN

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 5 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		1,520,577
TOTAL MARKET OB/XF VALUE		66,881
TOTAL LAND VALUE - MARKET		117,390
TOTAL MARKET VALUE		1,704,848
SOH/AGL Deduction		319,960
ASSESSED VALUE		1,384,888
TOTAL EXEMPTION VALUE	02	1,384,888
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,704,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,693,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V250000247	REMOVE AND REPLAC	23,000	01/08/2025
21001273	ROOF	21,668	02/09/2021
Z95425	NEW CONSTR	5,000	09/01/1995
7209	NEW CONSTR	63,800	05/07/1991
7080	ADDITION	3,000	03/14/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S12 E3 S47 E4 FOP=[YR=1993] S6 E4
STP=[YR=2014] S5 E10 N5 W10$ E14 N6 W18$ E22 N47 E3 N12$.

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	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864	
2	0812	CONCRETE C	0	0	0	0	1,988.00	SF	4.00	4.00	100	1970	1970	3	20	1,590	
3	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	1980	1980	3	20	960	
4	0810	CONCRETE A	0	0	0	0	491.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,580	
5	0940	SHEDS/PORT	0	0	0	0	160.00	SF	20.10	20.10	100	1987	1987	3	20	643	
6	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	1987	1987	3	49.5	103	
7	0812	CONCRETE C	0	0	0	0	1,972.00	SF	4.00	4.00	100	1991	1991	3	59.5	4,693	
8	0462	ST/AL FNC	0	0	662	4	2,648.00	SF	10.00	10.00	100	1997	1997	3	24	6,355	
9	0422	CL FNC 4'	0	0	0	0	1,917.00	LF	15.00	15.00	100	1997	1997	3	39	11,214	
10	0424	CL FNC 6'	0	0	0	0	565.00	LF	20.00	20.00	100	1997	1997	3	39	4,407	

TOTAL OB/XF 32,409

LAND DESCRIPTION

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	007100	C	CHURCH	0	0005	OR	0.00	0.00	6.02	AC		1.00	1.00	1.00	19,500.00	19,500.00	117,390							

REVIEW DATE 05/29/2025 BY WW Total Acres: 6.02 Total Land Value: 117,390 Market: 0 Agricultural: 0 Common: 117,390 PRINTED 07/30/2025 BY SYS

IN DB 187/384 & DB A9/518
OR 307 PG 156 & OR 508/720

CHURCH LIVE OAK BAPTIST
C/O WILLIAM LAYDEN, 36178 CONGREGATION LANE
CALLAHAN, FL 32011

2025

01-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

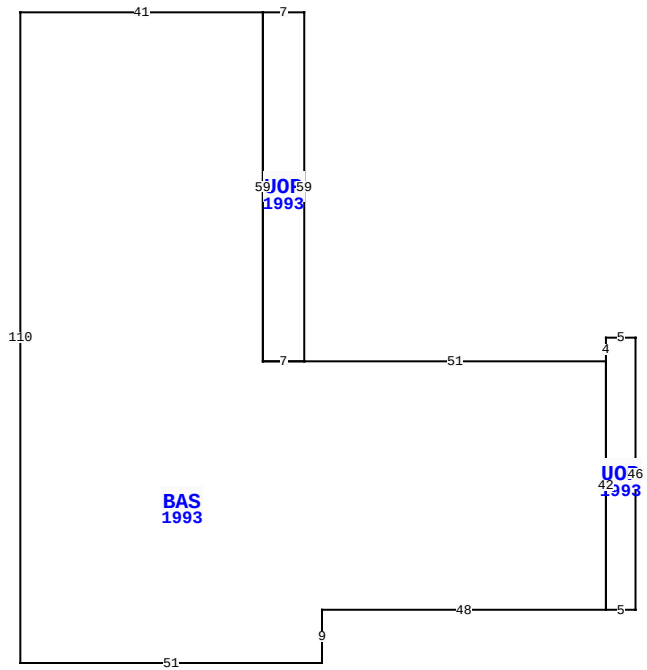
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		17 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,036	100	1993	7,036	540,759
UOP	230	20	1993	46	3,535
UOP	413	20	1993	83	6,379
TOTALS	7,679			7,165	550,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	7,165	86.9400	96.07	688,342	1983	1985	0	0	0	20.00	80.00

2 EDU RELGUS – 0% - 0 Heated Area: 7036 HX Base Yr



36178 CONGREGATION LN, CALLAHAN

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 5 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		1,520,577
TOTAL MARKET OB/XF VALUE		66,881
TOTAL LAND VALUE - MARKET		117,390
TOTAL MARKET VALUE		1,704,848
SOH/AGL Deduction		319,960
ASSESSED VALUE		1,384,888
TOTAL EXEMPTION VALUE	02	1,384,888
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,704,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,693,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W5 S4 BAS=[YR=1993] W51 UOP=[YR=1993] N59 W7 S59 E7$ W7 N59 W41 S110 E51 N9 E48 N42$ S42 E5 N46$.

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
11	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	1997	1997	3	39	546	
12	0422	CL FNC 4'	0	0	0	0	410.00	LF	15.00	15.00	100	1990	1990	3	26	1,599	
13	1242	WD DECK A	0	0	33	4	132.00	SF	10.00	10.00	100	2000	2000	3	20	264	
14	0402	CONC BUMPE	0	0	0	0	17.00	UT	25.00	25.00	100	2000	2000	3	83	353	
15	0812	CONCRETE C	0	0	0	0	7,751.00	SF	4.00	4.00	100	1997	1997	3	72	22,323	
16	0350	CARPORT WD	0	0	40	16	640.00	SF	13.00	13.00	100	1997	1997	3	20	1,664	
17	0510	GARAGE WD-	0	0	25	25	625.00	SF	35.00	35.00	100	2000	2000	3	27	5,906	
18	0351	CARPORT MT	0	0	25	15	375.00	SF	10.00	10.00	100	2000	2000	3	20	750	
19	0820	WOOD WALK	0	0	0	0	227.00	SF	11.75	11.75	100	1997	1997	3	40	1,067	

LAND DESCRIPTION

TOTAL OB/XF 34,472

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

REVIEW DATE 05/29/2025 BY WW Total Acres: 6.02 Total Land Value: 117,390 Market: 0 Agricultural: 0 Common: 117,390 PRINTED 07/30/2025 BY SYS

IN DB 187/384 & DB A9/518
OR 307 PG 156 & OR 508/720

CHURCH LIVE OAK BAPTIST
C/O WILLIAM LAYDEN, 36178 CONGREGATION LANE
CALLAHAN, FL 32011

2025

01-2N-24-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

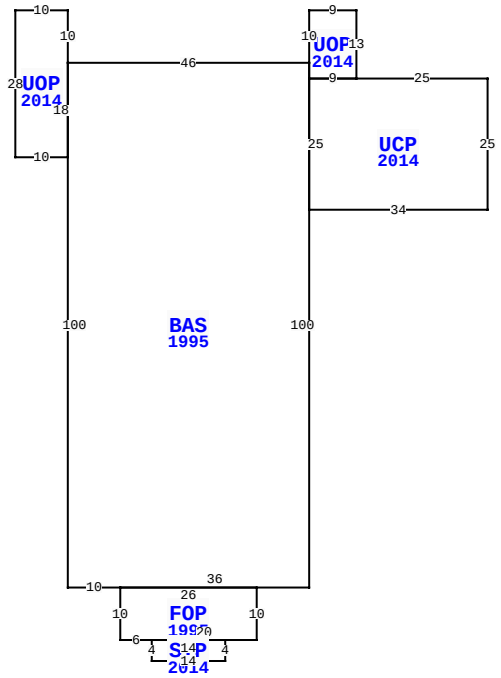
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,600	100	1995	4,600	608,002
FOP	260	30	1995	78	10,310
STP	56	10	2014	6	793
UCP	850	20	2014	170	22,469
UOP	117	20	2014	23	3,040
UOP	280	20	2014	56	7,402
TOTALS	6,163			4,933	652,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	4,933	98.9400	154.59	762,592	1995	1995	0	0	0	14.50	85.50

3 CHURCH – 0% - 0 Heated Area: 4600 HX Base Yr



36178 CONGREGATION LN, CALLAHAN

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 5 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		1,520,577
TOTAL MARKET OB/XF VALUE		66,881
TOTAL LAND VALUE - MARKET		117,390
TOTAL MARKET VALUE		1,704,848
SOH/AGL Deduction		319,960
ASSESSED VALUE		1,384,888
TOTAL EXEMPTION VALUE	02	1,384,888
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,704,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,693,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2014] W25 UOP=[YR=2014] N13 W9 S10 BAS=[YR=1995] W46 UOP=[YR=2014] N10 W10 S28 E10 N18$ S100 E10 FOP=[YR=1995] S10 E6 STP=[YR=2014] S4 E14 N4 W14$ E20 N10 W26$ E36 N100$ S3 E9$ W9 S25 E34 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/29/2025 BY WW Total Acres: 6.02 Total Land Value: 117,390 Market: 0 Agricultural: 0 Common: 117,390 PRINTED 07/30/2025 BY SYS

IN DB 187/384 & DB A9/518
OR 307 PG 156 & OR 508/720

CHURCH LIVE OAK BAPTIST
C/O WILLIAM LAYDEN, 36178 CONGREGATION LANE
CALLAHAN, FL 32011

2025

01-2N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

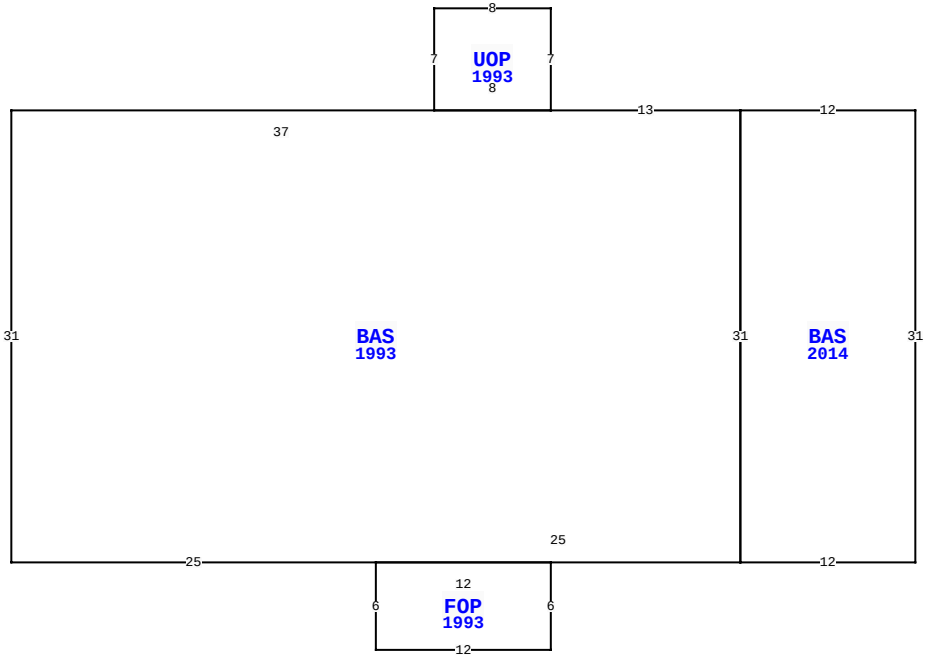
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,550	100	1993	1,550	130,608
BAS	372	100	2014	372	31,346
FOP	72	30	1993	22	1,854
UOP	56	20	1993	11	927
TOTALS	2,050			1,955	164,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,955	103.3900	103.39	202,127	1987	1987	0	0	0	18.50	81.50

4 SINGLE FAM – 0% - 0 Heated Area: 1922 HX Base Yr



36178 CONGREGATION LN, CALLAHAN

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		1,520,577
TOTAL MARKET OB/XF VALUE		66,881
TOTAL LAND VALUE - MARKET		117,390
TOTAL MARKET VALUE		1,704,848
SOH/AGL Deduction		319,960
ASSESSED VALUE		1,384,888
TOTAL EXEMPTION VALUE	02	1,384,888
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,704,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,693,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 BAS=[YR=1993] W13 UOP=[YR=1993] N7 W8 S7 E8$ W37 S31 E25 FOP=[YR=1993] S6 E12 N6 W12$ E25 N31$ S31 E12 N31$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/29/2025 BY WW Total Acres: 6.02 Total Land Value: 117,390 Market: 0 Agricultural: 0 Common: 117,390 PRINTED 07/30/2025 BY SYS

IN DB 187/384 & DB A9/518
OR 307 PG 156 & OR 508/720

CHURCH LIVE OAK BAPTIST
C/O WILLIAM LAYDEN, 36178 CONGREGATION LANE
CALLAHAN, FL 32011

2025

01-2N-24-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

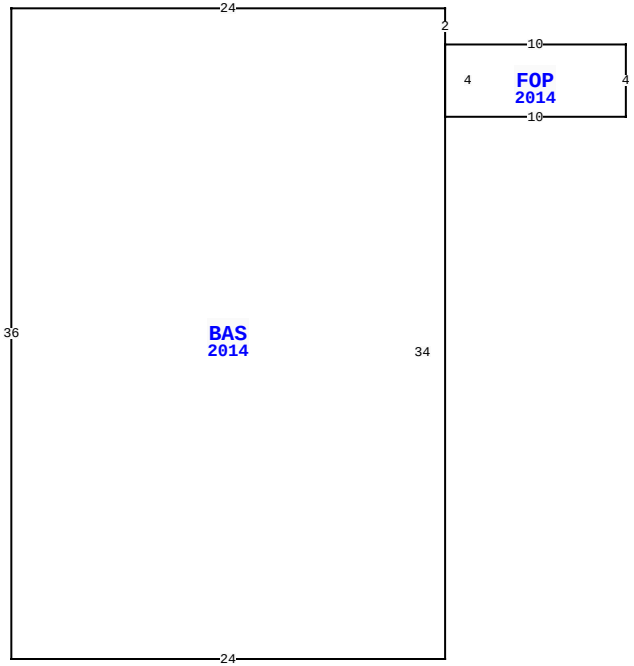
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2014	864	16,790
FOP	40	30	2014	12	233
TOTALS	904			876	17,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	01	876	57.1320	26.99	23,643	2005	2005	0	0	0	28.00	72.00

5 GARAGE – 0% - 0 Heated Area: 864 HX Base Yr



36178 CONGREGATION LN, CALLAHAN

BLD DATE	07/12/2021	KK	LGL DATE	
XF DATE	07/12/2021	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,704,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,693,221

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W10 BAS=[YR=2014] N2 W24 S36 E24 N34$ S4 E10 N4$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/29/2025 BY WW Total Acres: 6.02 Total Land Value: 117,390 Market: 0 Agricultural: 0 Common: 117,390 PRINTED 07/30/2025 BY SYS