IN OR 2304/145

FORSHEE LARRY
54209 CHURCH ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0340

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	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	03	Quality Level 03

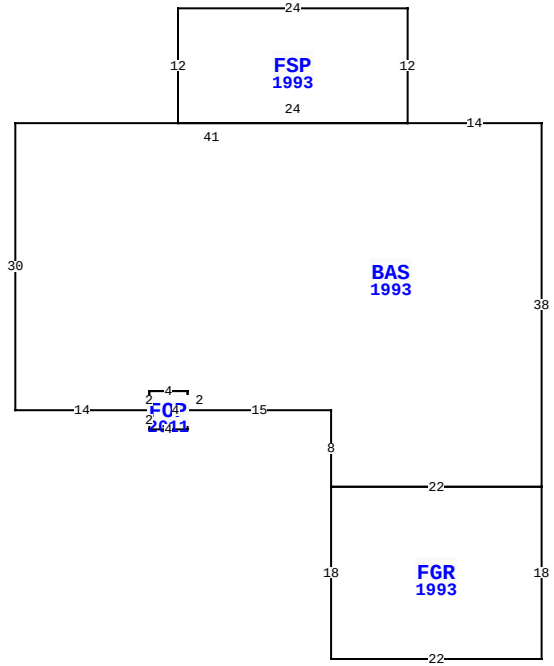
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100	1993	1,818	192,654
FGR	396	55	1993	218	23,102
FOP	16	30	2011	5	530
FSP	288	40	1993	115	12,187
TOTALS	2,518			2,156	228,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,156	105.8400	139.71	301,215	1986	1991	0	0	0	24.15	75.85

1 SNGL FAM – 100% - 2007 Heated Area: 1818 HX Base Yr 2007



54209 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		228,472
TOTAL MARKET OB/XF VALUE		22,917
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		296,389
SOH/AGL Deduction		172,522
ASSESSED VALUE		123,867
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,145
TOTAL JUST VALUE		296,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R002467	REPAIR/RRF	0	05/01/2000
5077	ADDITION	2,731	08/08/1988
4393	GARAGE	18,304	09/24/1987
4128	SWIM POOL	13,225	05/28/1987
4078	GARAGE	1,144	05/08/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/0145	9/06/2019	QC	U	I	11	100
GRANTOR: FORSHEE LAURA						
GRANTEE: FORSHEE LARRY						
1390/0811	2/21/2006	WD	Q	I		209,000
GRANTOR: HOUSMAN RITA A						
GRANTEE: FORSHEE LARRY & LAU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FSP=[YR=1993] N12 W24 S12 E24 $ W41 S30 E14 FOP=[YR=2011] S2 E4 N4 W4 S2$ N2 E4 S2 E15 S8 FGR=[YR=1993] S18 E22 N18 W22 $ E22 N38 $.

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	0861	POOL GUNIT	0	100	31	15	465.00	SF	85.00	85.00	100	1987	1987	3	20	7,905	
2	0845	KOOL DECK	0	100	0	0	512.00	SF	7.25	7.25	100	1987	1987	3	49.5	1,837	
3	0510	GARAGE WD-	0	100	16	26	416.00	SF	35.00	35.00	100	1987	1987	3	20	2,912	
4	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	1987	1987	3	49.5	927	
5	0810	CONCRETE A	0	100	12	24	288.00	SF	6.50	6.50	100	1987	1987	3	49.5	927	
6	0812	CONCRETE C	0	100	0	0	2,671.00	SF	4.00	4.00	100	1987	1987	3	49.5	5,289	
7	0510	GARAGE WD-	0	100	26	27	702.00	SF	17.50	17.50	100	1990	1990	3	20	2,457	
8	0681	POLE SHED	0	100	17	13	221.00	SF	15.00	15.00	100	1990	1990	3	20	663	

LAND DESCRIPTION

TOTAL OB/XF 22,917

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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/21/2022 BY DJ Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS