IN OR 783/1867
PARCELS 1-44 & 1-50
R672445 & R672446 & R672447

DEMICK RICHARD E SR & BETTY
54175 CHURCH ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0440

BUILDING CHARACTERISTICS

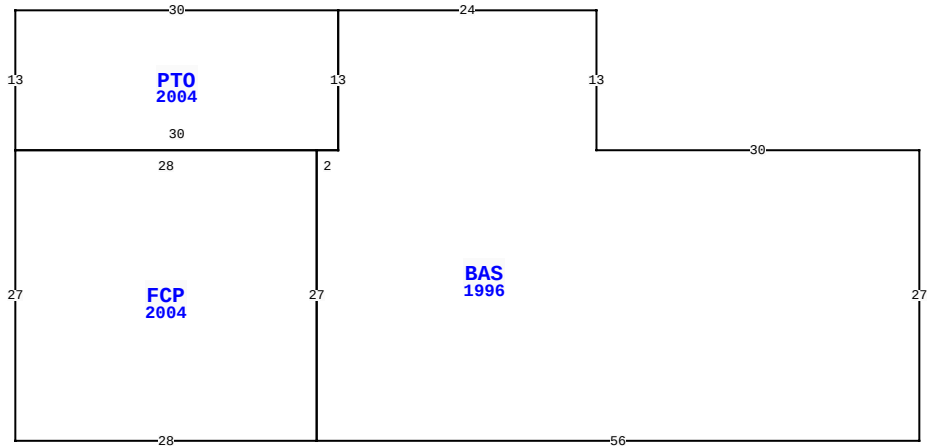
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,824	100	1996	1,824	54,512
FCP	756	25	2004	189	5,648
PTO	390	5	2004	20	598
TOTALS	2,970			2,033	60,758

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,033	117.2000	99.62	202,527	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 1997 Heated Area: 1824 HX Base Yr 1997



54175 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		60,758
TOTAL MARKET OB/XF VALUE		9,324
TOTAL LAND VALUE - MARKET		63,900
TOTAL MARKET VALUE		133,982
SOH/AGL Deduction		57,601
ASSESSED VALUE		76,381
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,659
TOTAL JUST VALUE		133,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,339

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4940	CO ISSUED	0	05/01/2007
E19310	ELEC OTHER	0	05/01/2007
MH4940	MH MOVE-ON	0	05/01/2007
M12959	MECH OTHER	0	05/01/2007
P12414	OTHER	0	05/01/2007
MHU	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0783/1867	2/03/1997	WD	U	V	21	38,400

GRANTOR: CRAVEY JAMES & BRENDA
GRANTEE: DEMICK RICHARD SR &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W30 N13 W24 PTO=[YR=2004] W30 S13
FCP=[YR=2004] S27 E28 N27 W28 $ E30 N13 $ S13 W2 S27 E56 N27
$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
2	0940	SHEDS/PORT	0	100	16	16	256.00	SF	20.10	20.10	100	1998	1998	3	20	1,029	
3	0510	GARAGE WD-	0	100	25	20	500.00	SF	35.00	35.00	100	2004	2004	3	32	5,600	

LAND DESCRIPTION

TOTAL OB/XF 9,324

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	1.42	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,900							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 1.42 Total Land Value: 63,900 Market: 0 Agricultural: 0 Common: 63,900 PRINTED 07/30/2025 BY SYS