

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,279	101.4790	133.95	305,272	1994	2000	0	0	0	11.75	88.25	
1 SNGL FAM - 0% - 0 Heated Area: 1928 HX Base Yr													



Quality	02 Quality Level 02				
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	992	100	1994	992	117,265
FOP	122	30	1994	37	4,374
FUS	936	100	1994	936	110,645
UGR	480	45	1998	216	25,533
UOP	312	20	2011	62	7,329
UST	80	45	2011	36	4,255
TOTALS	2,922			2,279	269,403

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			269,403
TOTAL MARKET OB/XF VALUE			23,153
TOTAL LAND VALUE - MARKET			71,400
TOTAL MARKET VALUE			363,956
SOH/AGL Deduction			0
ASSESSED VALUE			363,956
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			363,956
TOTAL JUST VALUE			363,956
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			352,157

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018517	SWIM POOL	0	09/01/2001
B981999	GARAGE	12,000	05/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/0950	9/27/2017	WD	Q	I	01	248,000
GRANTOR: THORNTON RICHARD T & GRANTEE: LANGDON WILLIS LEE						
1613/0520	3/26/2009	QC	U	I	11	100
GRANTOR: THORNTON RICHARD T & GRANTEE: THORNTON RICHARD T						

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
1	0810	CONCRETE A	0	0	0	0	1,360.00	SF	6.50	6.50	100	1998	1998	3	73	6,453	
2	0861	POOL GUNIT	0	0	30	14	420.00	SF	85.00	85.00	100	2001	2001	3	25	8,925	
3	0845	KOOL DECK	0	0	0	0	776.00	SF	7.25	7.25	100	2001	2001	3	79	4,445	
4	0812	CONCRETE C	0	0	0	0	1,110.00	SF	4.00	4.00	100	1999	1999	3	75	3,330	

54287 CHURCH RD, CALLAHAN														BLD DATE	03/03/2023	NW	LGL DATE		LAND DATE	05/09/2025	MLU
														XF DATE			AG DATE				
														INC DATE							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1994] W9 UOP=[YR=2011] N12 W26 S12 E26\$ W27 S29 D2 R2 E8 FOP=[YR=1994] E26 N5 W24 S3 D2 L2 \$ U2 R2 N3 E24 UGR=[YR=1998] E24 N20 W16 UST=[YR=2011] S10 W8 N10 E8\$ W8 S20\$ N26\$ PTR=E40 FUS=[YR=1994] E36 S26 W36 N26\$ W40\$.													

LAND DESCRIPTION														TOTAL OB/XF 23,153										
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
1	000100	C	RES	0	0006	OR	0.00	0.00	2.04	AC		1.00	1.00	1.00	35,000.00	35,000.00	71,400							