PT S1/2 & PT OF SE1/4 OF SW1/4
& PT OF SE1/4
PARCELS 5 4-1 & 1-2

NATHALENE PRIMITIVE BAPTIST CHURCH
PO BOX 432
CALLAHAN, FL 32011-0432

2025

03-3N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

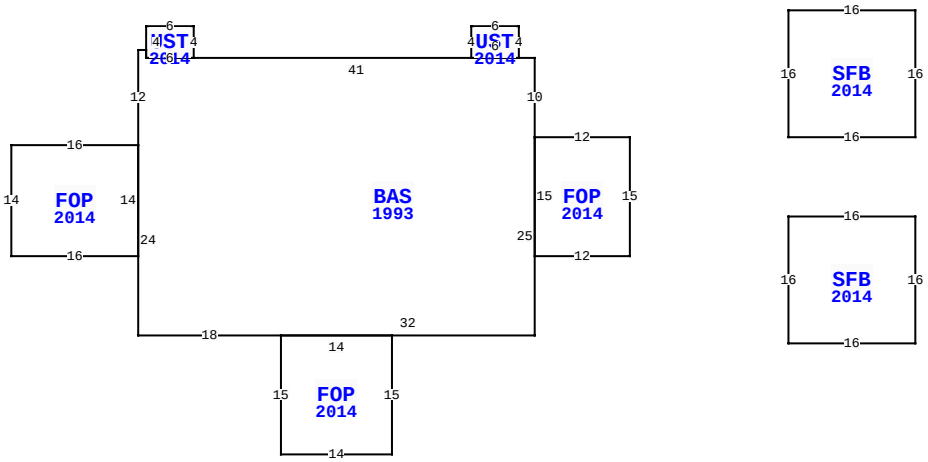
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,751	100	1993	1,751	147,331
FOP	180	30	2014	54	4,543
FOP	210	30	2014	63	5,301
FOP	224	30	2014	67	5,637
SFB	256	80	2014	205	17,249
SFB	256	80	2014	205	17,249
UST	24	40	2014	10	842
UST	24	40	2014	10	842
TOTALS	2,925			2,365	198,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	2,365	89.5860	98.99	234,111	1940	1990	0	0	0	15.00	85.00

1 EDU RELGUS – 0% - 0 Heated Area: 2161 HX Base Yr



17106 NATHALENE DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,994
TOTAL MARKET OB/XF VALUE		6,281
TOTAL LAND VALUE - MARKET		176,545
TOTAL MARKET VALUE		381,820
SOH/AGL Deduction		144,235
ASSESSED VALUE		237,585
TOTAL EXEMPTION VALUE	02	237,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		381,820
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5985	NEW CONSTR	8,000	09/14/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1683/1555	6/17/2010	WD	U	I	17	100

GRANTOR: REEVES J L JR & JOHN

GRANTEE: NATHALENE PRIMITIVE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W12 BAS=[YR=1993] N10 W2 UST=[YR=2014] N4 W6 S4 E6$ W41 UST=[YR=2014] N4 W6 S4 E6$ W6 N1 W1 S12 FOP=[YR=2014] W16 S14 E16 N14$ S24 E18 FOP=[YR=2014] S15 E14 N15 W14$ E32 N25$ S15 E12 N15$ PTR= E20 SFB=[YR=2014] N16 E16 S16 W16$ S10 SFB=[YR=2014] E16 S16 W16 N16$ N10 W20$.

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	2005	2005	3	22	950	
2	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	2005	2005	3	84	1,616	
3	0422	CL FNC 4'	0	0	0	0	516.00	LF	15.00	15.00	100	2000	2000	3	48	3,715	

LAND DESCRIPTION

TOTAL OB/XF 6,281

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	0006	OR	0.00	0.00	11.39	AC		1.00	1.00	1.00	15,500.00	15,500.00	176,545							

REVIEW DATE 07/09/2020 BY TWA Total Acres: 11.39 Total Land Value: 176,545 Market: 0 Agricultural: 0 Common: 176,545 PRINTED 07/30/2025 BY SYS