OR 184/616
EX R/W PT OR 230/645

BIBLE BAPTIST CHURCH OF CALLAHAN
45221 MUSSLEWHITE ROAD
CALLAHAN, FL 32011

2025

08-2N-25-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

MUSSLEWHITE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		45,000
SOH/AGL Deduction		18,427
ASSESSED VALUE		26,573
TOTAL EXEMPTION VALUE	02	26,573
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		45,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		40,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0184/0616	1/01/1974	QC	U	V		300

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

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
1	007000	C	VAC INSTITAL	0		OR	100.00	221.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/03/2022 BY HSA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS