LOT 4
CHURCH ROAD EST PB 7/301

JOHNSTON BOBBY H & CHRISTINA LEA
54090 CHURCH ROAD
CALLAHAN, FL 32011

2025

10-1N-25-022H-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

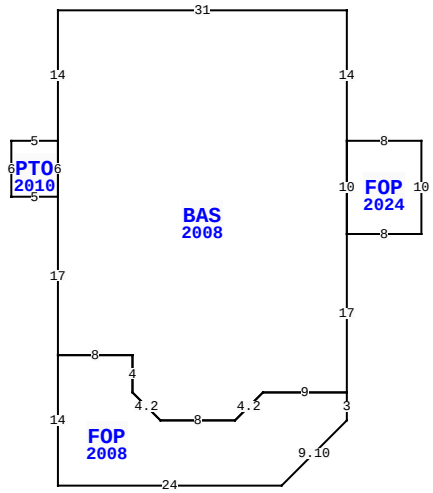
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

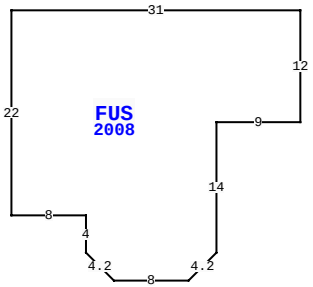
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	2008	1,272	173,360
FOP	285	30	2008	86	11,721
FOP	80	30	2024	24	3,271
FUS	681	100	2008	681	92,814
PTO	30	5	2010	2	273
TOTALS	2,348			2,065	281,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,065	111.6220	147.34	304,257	2008	2008	0	0	0	7.50	92.50

1 SNGL FAM – 0% - 0 Heated Area: 1953 HX Base Yr





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

54090 CHURCH RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	281,438
TOTAL MARKET OB/XF VALUE	10,796
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	337,234
SOH/AGL Deduction	41,732
ASSESSED VALUE	295,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	295,502
TOTAL JUST VALUE	337,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23567	XFOB	5,396	05/01/2010
C20851	CO ISSUED	0	12/01/2007
B20851	NEW CONSTR	155,000	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2768/1688	2/18/2025	WD	U	I	37	175,000
GRANTOR: GRAHAM SHARI T						
GRANTEE: JOHNSTON BOBBY H &						
2046/0446	5/03/2016	WD	Q	I	01	165,000
GRANTOR: SHEPPARD LEIGH ANNE						
GRANTEE: GRAHAM SHARI T & AL						

BUILDING NOTES

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	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	2008	2008	3	88	1,144	
2	0810	CONCRETE A	0	0	8	8	64.00	SF	6.50	6.50	100	2010	2010	3	90	374	
3	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	2010	2010	3	40	1,728	
4	0811	CONCRETE B	1	0	0	0	1,000.00	SF	5.20	5.20	100	2024	2018		97	5,044	
5	0680	POLE SHED	1	0	24	12	288.00	SF	10.00	10.00	100	2024	2019		87	2,506	

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W31 S14 S6 S17 E8 S4 D3R3 E8 U3R3 E9 N17 N10 N14 $
FUS=[YR=2008;ORIG=30,0] E31 S12 W9 S14 D3L3 W8 U3L3 N4 W8 N22 $
FOP=[YR=2008;ORIG=-31,37] S14 E24 U7R7 N3 W9 D3L3 W8 U3L3 N4 W8 $
PTO=[YR=2010;ORIG=-31,14] W5 S6 E5 N6 $
PTR=[ORIG=0,0] E30 W30 $
FOP=[YR=2024;ORIG=0,14] E8 S10 W8 N10 $
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LAND DESCRIPTION

TOTAL OB/XF 10,796

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS