LOT 5
IN OR 2031/738
CHURCH ROAD EST PB 7/301

SMITH ALLISON/SAWYER THOMAS L
54100 CHURCH RD
CALLAHAN, FL 32011

2025

10-1N-25-022H-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

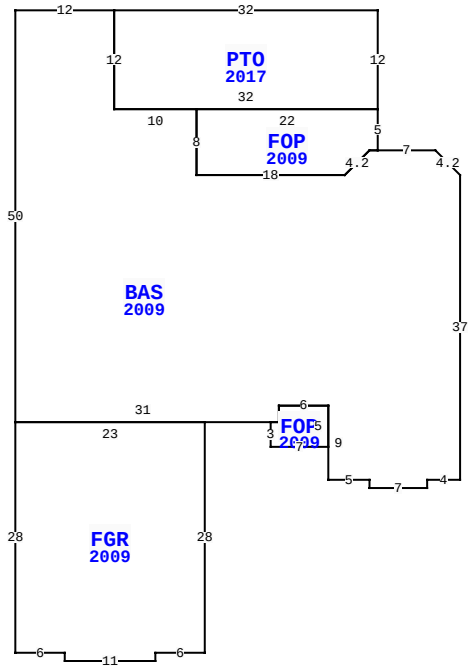
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,080	100	2009	2,080	294,331
FGR	655	55	2009	360	50,942
FOP	33	30	2009	10	1,415
FOP	169	30	2009	51	7,217
PTO	384	5	2017	19	2,688
TOTALS	3,321			2,520	356,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,520	112.6080	148.64	374,573	2009	2014	0	0	0	4.80	95.20

1 SNGL FAM – 100% - 2025 Heated Area: 2080 HX Base Yr 2025



54100 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		356,593
TOTAL MARKET OB/XF VALUE		34,957
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		436,550
SOH/AGL Deduction		0
ASSESSED VALUE		436,550
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		385,828
TOTAL JUST VALUE		436,550
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1702906	NEW CONSTR	46,839	05/01/2017
C22049	CO ISSUED	0	11/01/2009
M14370	MECH OTHER	0	02/01/2009
E21509	ELEC OTHER	1,000	12/01/2008
P13582	OTHER	0	12/01/2008
B22049	NEW CONSTR	194,634	11/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2031/0738	12/28/2015	QC	U	I	11	62,200
GRANTOR: SAWYER THOMAS L						
GRANTEE: SAWYER THOMAS L & A						
2010/0098	10/16/2015	SW	U	I	18	163,300
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: SAWYER THOMAS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W7 FOP=[YR=2009] N5 PTO=[YR=2017] N12 W32 S12 E32$W22 S8 E18 U3 R3 E1$ W1 D3 L3 W18 N8 W10 N12 W12 S50 FGR=[YR=2009] S28 E6 S1 E11 N1 E6 N28 W23$ E31 FOP=[YR=2009] S3 E7 N5 W6 S2 W1$ E1 N2 E6 S9 E5 S1 E7N1 E4 N37$.

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	100	0	0	946.00	SF	6.50	6.50	100	2009	2009	3	89	5,473	
2	0510	GARAGE WD-	0	100	40	26	1,040.00	SF	35.00	35.00	100	2017	2017	3	81	29,484	

LAND DESCRIPTION

TOTAL OB/XF 34,957

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

REVIEW DATE 07/27/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS