LOT 7
IN OR 2134/850
CHURCH ROAD EST PB 7/301

OBERRY JAMES R JR & VIRGINIA E
54120 CHURCH ROAD
CALLAHAN, FL 32011

2025

10-1N-25-022H-0007-0000

BUILDING CHARACTERISTICS

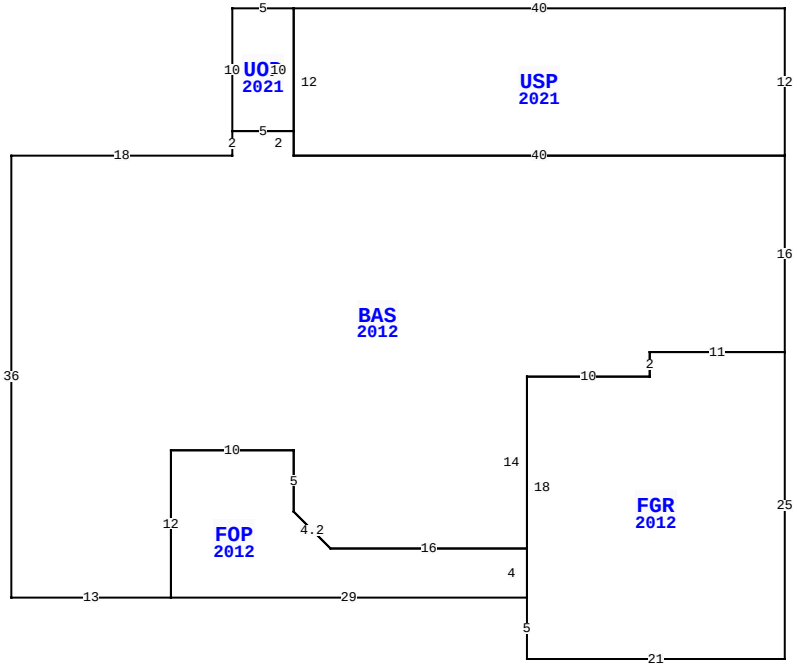
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,678	100	2012	1,678	228,723
FGR	505	55	2012	278	37,894
FOP	201	30	2012	60	8,178
UOP	50	20	2021	10	1,363
USP	480	30	2021	144	19,629
TOTALS	2,914			2,170	295,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,170	109.2700	144.24	313,001	2012	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2018 Heated Area: 1678 HX Base Yr 2018



54120 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		295,786
TOTAL MARKET OB/XF VALUE		52,220
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		393,006
SOH/AGL Deduction		160,076
ASSESSED VALUE		232,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,208
TOTAL JUST VALUE		393,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009554	SWIM POOL	62,478	10/12/2020
B1226090	CO ISSUED	0	02/04/2013
E25260	NEW CONSTR	0	07/01/2012
B26090	NEW CONSTR	196,616	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2134/0850	5/12/2017	WD	U	I	11	100
GRANTOR: MILLER BRIAN E & ANGE						
GRANTEE: OBERRY JAMES R JR &						
2121/0523	5/12/2017	WD	P	I	98	227,500
GRANTOR: MILLER BRIAN E & ANGE						
GRANTEE: O'BERRY JAMES R JR						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2021] N12 W40 UOP=[YR=2021] W5 S10 BAS=[YR=2012] S2 W18 S36 E13 FOP=[YR=2012] E29 FGR=[YR=2012] S5 E21N25 W11 S2 W10 S18$ N4 W16 U3 L3 N5 W10 S12$ N12 E10 S5 D3 R3 E16 N14 E10 N2 E11 N16 W40 N2 W5$E5 N10$ S12 E40$.

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	0812	CONCRETE C	0	100	0	0	2,493.00	SF	4.00	4.00	100	2012	2012	3	92	9,174	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
3	0861	POOL GUNIT	0	100	0	0	450.00	SF	85.00	85.00	100	2021	2021	3	93	35,573	
4	0855	CONC PAVER	0	100	0	0	474.00	SF	10.00	10.00	100	2021	2021	3	99	4,693	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2021	2021	3	90	900	

LAND DESCRIPTION

TOTAL OB/XF 52,220

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/09/2021 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS