LOT 8
CHURCH ROAD EST PB 7/301

HOLMES TYLER & JENNA
54130 CHURCH RD
CALLAHAN, FL 32011

2025

10-1N-25-022H-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

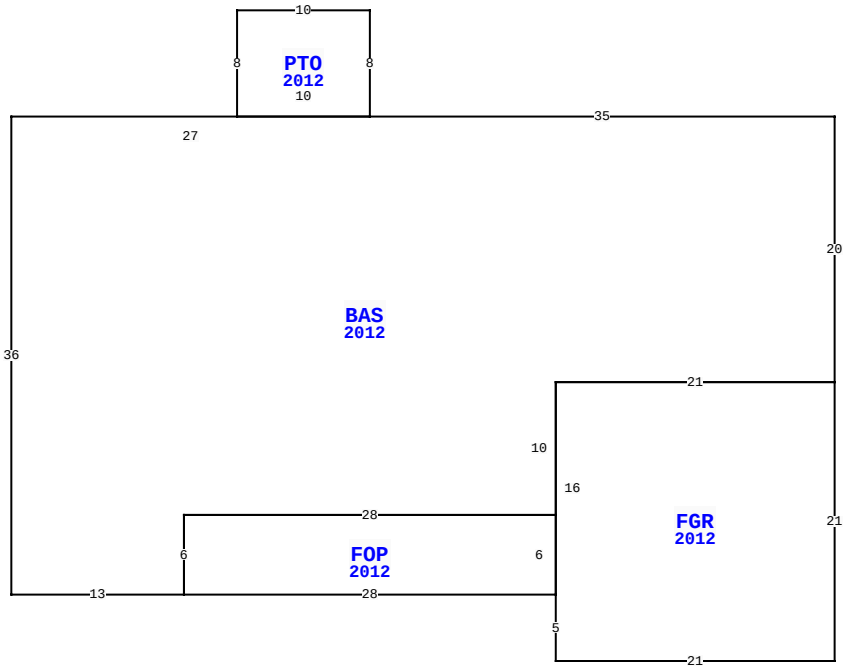
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,728	100	2012	1,728	236,100
FGR	441	55	2012	243	33,202
FOP	168	30	2012	50	6,832
PTO	80	5	2012	4	546
TOTALS	2,417			2,025	276,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,025	108.3880	143.07	289,717	2012	2014	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2025 Heated Area: 1728 HX Base Yr 2025



54130 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		276,680
TOTAL MARKET OB/XF VALUE		8,512
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		330,192
SOH/AGL Deduction		0
ASSESSED VALUE		330,192
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		279,470
TOTAL JUST VALUE		330,192
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		304,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C25017	CO ISSUED	0	04/03/2012
E23839	NEW CONSTR	0	09/01/2011
E23716	TEMP POLE	0	08/01/2011
B25017	NEW CONSTR	192,838	08/01/2011
P14913	NEW CONSTR	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/1943	3/29/2024	WD	Q	I	01	400,000
GRANTOR: MCDANIEL KIMBERLY						
GRANTEE: HOLMES TYLER & JENN						
1787/1456	4/03/2012	WD	U	I	40	182,000
GRANTOR: JULIAN SCAFF CONSTRUC						
GRANTEE: SALDANA BURTON & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W35 PTO=[YR=2012] N8 W10 S8 E10$ W27 S36 E13
FOP=[YR=2012] E28 FGR=[YR=2012] S5 E21 N21 W21 S16$ N6 W28
S6$ N6 E28 N10 E21 N20$.

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	2,313.00	SF	4.00	4.00	100	2012	2012	3	92	8,512	

LAND DESCRIPTION

TOTAL OB/XF 8,512

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 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