PT OF TRACT C IN OR 2601/1214
(EX DRAINAGE ESMT IN
OR 369/451)

KALLAS JOSEPH M & CAROLYN R
54184 CHURCH ROAD
CALLAHAN, FL 32011

**2025**

**10-1N-25-2880-000C-0015**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

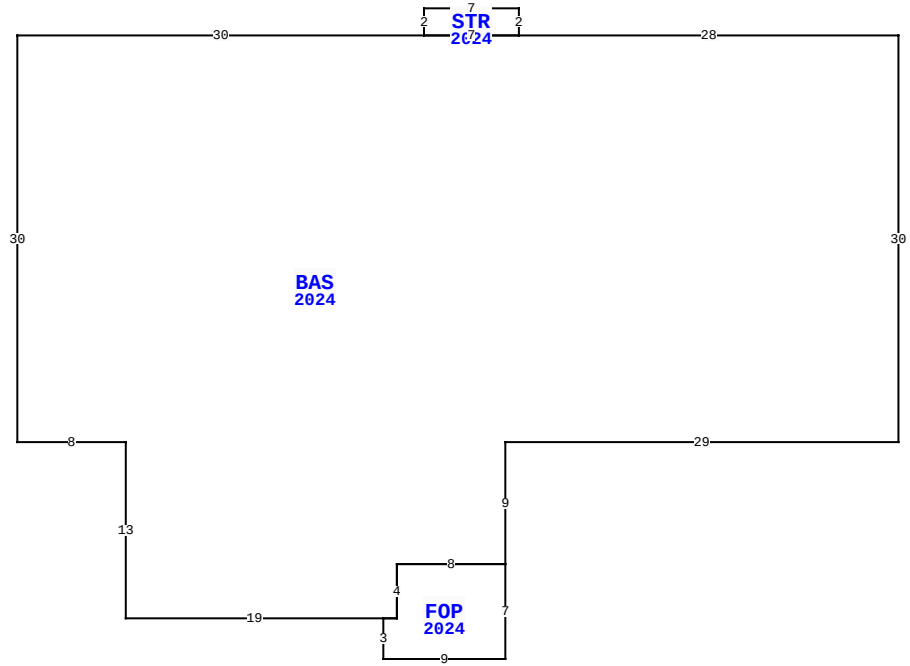
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 90 |
| Exterior Wall | 20 | FACE BRICK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 90 |
| Interior Floo | 11 | CLAY TILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 2,282 | 100 | 2024 | 2,282 | 350,281 |
| FOP | 59 | 30 | 2024 | 18 | 2,763 |
| STR | 14 | 10 | 2024 | 1 | 154 |
| TOTALS | 2,355 | | | 2,301 | 353,197 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,301 | 116.3799 | 153.62 | 353,480 | 2023 | 2023 | 0 | 0 | 0 | 0.08 | 99.92 |

1 SNGL FAM – 100% - 2024 Heated Area: 2282 HX Base Yr 2024




54184 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 | | 364,780 |
| TOTAL MARKET OB/XF VALUE | | 3,500 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 413,280 |
| SOH/AGL Deduction | | 17,647 |
| ASSESSED VALUE | | 395,633 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 344,911 |
| TOTAL JUST VALUE | | 413,280 |
| NCON VALUE | | 11,583 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 373,226 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240000544 | 20 X 25 DETACHED | 32,095 | 01/16/2024 |
| C2218180 | CO | | 07/24/2023 |
| B2218180 | NEW CONSTR | 379,992 | 12/21/2022 |
| B2217911 | DEMOLITION | 4,500 | 12/06/2022 |
| MH992542 | MH MOVE-ON | 0 | 01/01/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2601/1214 | 10/25/2022 | WD | U | I | 37 | 55,000 |
| GRANTOR: DUBBERLY VIRGINIA & D | | | | | | |
| GRANTEE: KALLAS JOSEPH M & C | | | | | | |
| 1400/1066 | 3/31/2006 | QC | U | I | 07 | 100 |
| GRANTOR: YANCEY JOHN WAYNE | | | | | | |
| GRANTEE: YANCEY DONNA P & VI | | | | | | |

## 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 | 0500 | FP-PRE FAB | 1 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2024 | 2023 | | 100 | 3,500 | |

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,0] E30 E7 E28 S30 W29 S9 W8 S4 W1 W19 N13 W8 N30 $
STR=[YR=2024;ORIG=40,-2] E7 S2 W7 N2 $
FOP=[YR=2024;ORIG=46,39] S7 W9 N3 E1 N4 E8 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,500

| 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 | 118.00 | 388.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 08/02/2023 BY KW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

PT OF TRACT C IN OR 2601/1214
(EX DRAINAGE ESMT IN
OR 369/451)

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**2025**

**10-1N-25-2880-000C-0015**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

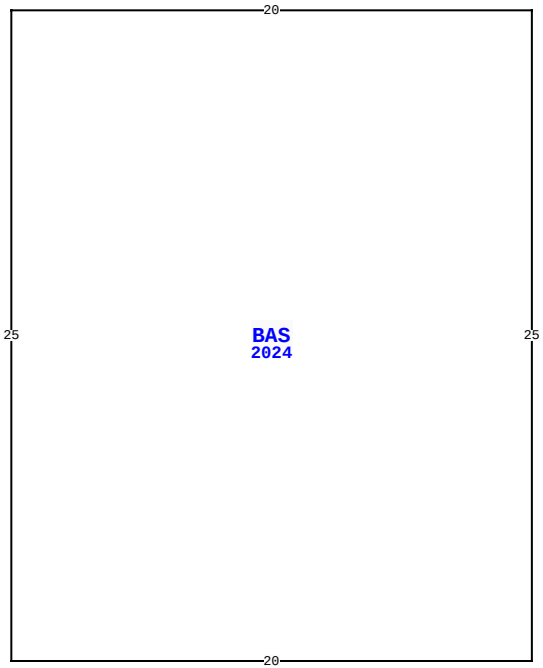
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 07 | NONE 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 0 100 |
| Frame | 05 | STEEL 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 500 | 100 | 2024 | 500 | 11,583 |
| TOTALS | 500 | | | 500 | 11,583 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 500 | 63.2500 | 23.40 | 11,700 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

2 GARAGE RES – 100% - 2025 Heated Area: 500 HX Base Yr 2024




54184 CHURCH RD, CALLAHAN

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| XF DATE | | LAND DATE | 05/21/2025 MLU |
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| GRANTEE: KALLAS JOSEPH M & C | | | | | | |
| 1400/1066 | 3/31/2006 | QC | U | I | 07 | 100 |
| GRANTOR: YANCEY JOHN WAYNE | | | | | | |
| GRANTEE: YANCEY DONNA P & VI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E20 S25 W20 N25 $
.

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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