PT TRACT C IN OR 1757/1836
IN OR 2124/520
NASSAU PLANTATIONS S/D UNR

MCKENDREE CHRISTOPHER BRANTLEY
54176 CHURCH ROAD
CALLAHAN, FL 32011

2025

10-1N-25-2882-0022-0000

BUILDING CHARACTERISTICS

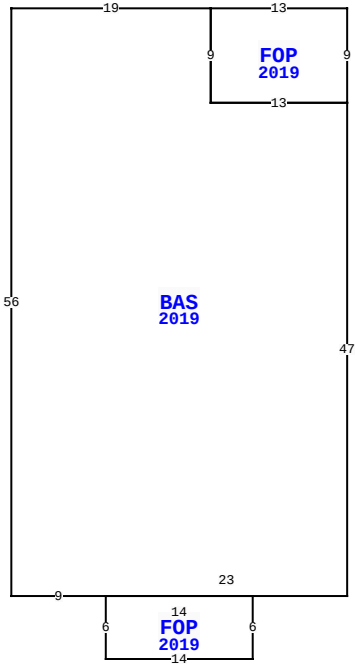
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,675	100	2019	1,675	207,650
FOP	84	30	2019	25	3,100
FOP	117	30	2019	35	4,339
TOTALS	1,876			1,735	215,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,735	126.5000	126.50	219,478	2019	2019	0	0	0	2.00	98.00

2 SINGLE FAM – 100% - 2022 Heated Area: 1675 HX Base Yr 2022



54176 CHURCH RD, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,088
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		260,088
SOH/AGL Deduction		43,082
ASSESSED VALUE		217,006
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		166,284
TOTAL JUST VALUE		260,088
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,384

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005721	CO ISSUED	0	12/30/2019
19003863	NEW CONSTR	208,864	05/01/2019
MH4606	MH MOVE-ON	0	05/23/2005
P9500	NEW CONSTR	0	05/23/2005
E0514918	ELEC OTHER	0	05/01/2005
M0509667	H/AC	0	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2124/0520	5/23/2017	WD	Q	I	01	20,000
GRANTOR: JAMES MULLING TRUST						
GRANTEE: MCKENDREE CHRISTOPH						
1757/1836	9/26/2011	WD	U	I	30	100
GRANTOR: MULLINS JAMES JERALD						
GRANTEE: MULLINS JAMES JERAL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2019] W13 BAS=[YR=2019] W19 S56 E9 FOP=[YR=2019] S6 E14 N6 W14$ E23 N47 W13 N9$ S9 E13 N9$.

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/09/2020 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS