IN OR 536 PG 290 (EX 1-4)
EX R/W CASE #01-417CA
UTIL ESMT IN OR 2657-1368

WESCONNETT CHURCH OF CHRIST
% FIRST COAST CHURCH OF CHRIST, PO BOX 1508
CALLAHAN, FL 32011-1508

2025

14-2N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

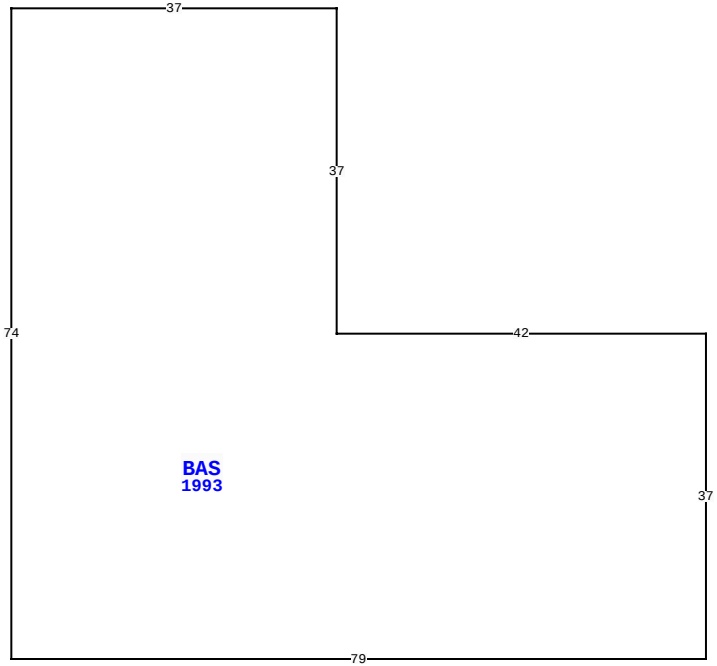
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,292	100	1993	4,292	472,297
TOTALS	4,292			4,292	472,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	4,292	92.4374	144.43	619,894	1990	1990	0	0	0	23.81	76.19

1 CHURCH – 0% - 0 Heated Area: 4292 HX Base Yr



450757 SR 200, CALLAHAN

BLD DATE	09/04/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		472,297
TOTAL MARKET OB/XF VALUE		1,804
TOTAL LAND VALUE - MARKET		103,800
TOTAL MARKET VALUE		577,901
SOH/AGL Deduction		207,976
ASSESSED VALUE		369,925
TOTAL EXEMPTION VALUE	02	369,925
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		577,901
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		540,454

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0536/0290	2/04/1988	WD	Q	V		44,000

GRANTOR: THOMAS MARK Q
GRANTEE: WESCONNETT CHURCH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 N37 W37 S74 E79 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	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00	30.00	100	1990	1990	3	20	288	
2	0810	CONCRETE A	0	0	0	0	162.00	SF	6.50	6.50	100	1990	1990	3	57	600	
3	0825	BRICK	0	0	8	2	16.00	SF	12.50	12.50	100	1990	1990	3	85	170	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2000	2000	3	48	746	

LAND DESCRIPTION

TOTAL OB/XF 1,804

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	007100	C	CHURCH	0	0004	OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	103,800							

REVIEW DATE 07/08/2020 BY KBA Total Acres: 3.46 Total Land Value: 103,800 Market: 0 Agricultural: 0 Common: 103,800 PRINTED 07/30/2025 BY SYS