IN OR 2217/916
UTILITY ESMT IN OR 869/963

COGI NEVADA INC
2154 CENTRAL FLORIDA PKWY #B5
ORLANDO, FL 32837

2025

28-2N-24-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	03	CONC FINSH 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

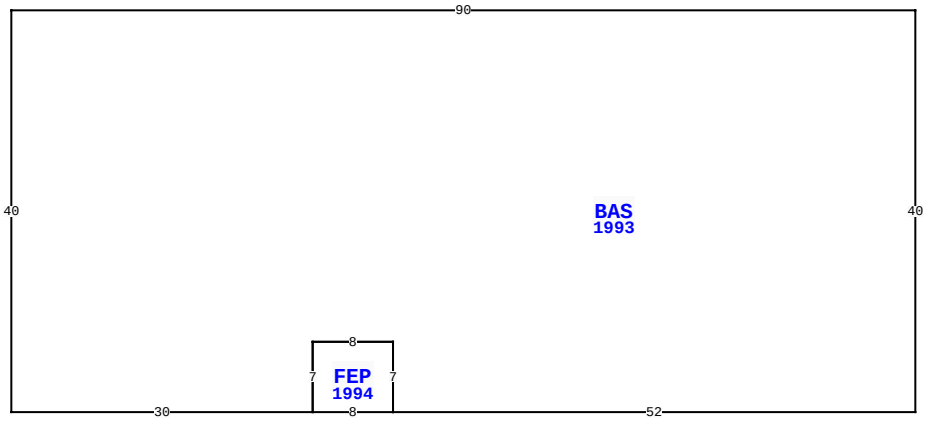
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,544	100	1993	3,544	375,330
FEP	56	80	1994	45	4,766
TOTALS	3,600			3,589	380,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,589	84.1994	131.56	472,169	1980	1985	0	0	0	19.50	80.50

2 CHURCH – 0% - 0 Heated Area: 3589 HX Base Yr



613172 RIVER RD, CALLAHAN

BLD DATE	02/06/2018	KK	LGL DATE	
XF DATE	02/06/2018	KK	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		380,096
TOTAL MARKET OB/XF VALUE		62
TOTAL LAND VALUE - MARKET		44,550
TOTAL MARKET VALUE		424,708
SOH/AGL Deduction		142,561
ASSESSED VALUE		282,147
TOTAL EXEMPTION VALUE	02	282,147
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		424,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007165	ROOF	20,500	05/09/2022
R95312	REPAIR/RRF	4,000	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2217/0916	8/10/2018	SW	U	I	37	60,000
GRANTOR: HILLIARD POST 10095 V						
GRANTEE: COGI NEVADA INC						
2006/0468	9/30/2015	QC	U	I	11	100
GRANTOR: CALLAHAN EVANGELISTIC						
GRANTEE: HILLIARD POST 10095						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W90 S40 E30 FEP=[YR=1994] E8 N7 W8 S7$ N7 E8 S7 E52 N40$.

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	0810	CONCRETE A	0	0	8	4	32.00	SF	6.50	6.50	100	1980	1980	3	30	62	

LAND DESCRIPTION

TOTAL OB/XF 62

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	0.90	AC		1.00	1.00	1.10	45,000.00	49,500.00	44,550							

REVIEW DATE 07/25/2022 BY TWA Total Acres: 0.90 Total Land Value: 44,550 Market: 0 Agricultural: 0 Common: 44,550 PRINTED 07/30/2025 BY SYS