

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

19 COMMON BRK 100

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 Frame

14 100
WOOD FRAME 100

Story Height

9 100

RMS Stories Units

14 100
2. 100
0 100

BUD8 Adjustme Occupancy

01 DIST CA 100
00 NONE 100

Quality

03 Quality Level 03

DOR CODE

7100 CHURCHES

MAP NUM

MKT AREA 07

NEIGHBORHOOD/LOC

1290.100

TOTALS

14,531

MARKET ADJUSTMENTS

NASSAU COUNTY PROPERTY

PAGE 1 of 7

VALUATION BY

Tax Group: 1

VALUATION SUMMARY

Tax Dist:

BUILDING MARKET VALUE

2,503,847

TOTAL MARKET OB/XF VALUE

61,555

TOTAL LAND VALUE - MARKET

921,294

TOTAL MARKET VALUE

3,486,696

SOH/AGL Deduction

407,722

ASSESSED VALUE

3,078,974

TOTAL EXEMPTION VALUE

02 3,078,974

BASE TAXABLE VALUE

0

TOTAL JUST VALUE

3,486,696

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

3,443,443

PERMIT NUM

DESCRIPTION

AMT

ISSUED

4364

ADDITION

55,626

07/19/2021

4418

ADDITION

0

07/19/2021

4328R

REPAIR/RRF

4,200

06/11/2020

3895

REPAIR/RRF

0

12/18/2014

2058

DEMOLITION

2,000

05/12/1997

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U I V RSN CD

SALE PRICE

0197/0645

3/21/1975

WD U

I 17

100

GRANTOR: PENINSULAR FL DIST CO

GRANTEE: FIRST ASSEMBLY OF G

0131/0587

9/14/1972

WD Q V

10,000

GRANTOR: HODGES PEARL E ESTATE

GRANTEE: PENINSULAR FL DIST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S5 W33 UOP=[YR=1993] N4 W8 S4 E8\$ W17 S2 UOP=[YR=1993] W6 S8 E6 N8\$ S83 UOP=[YR=1993] W6 S8 E6 N8 \$ S15 E30 FCP=[YR=1993] S12 E23 N12 FEP=[YR=1993] N23 W2 N2 W10 S25 E12\$ W23\$ E11 N25 E16 UOP=[YR=1993] S4 E7 N4 W7\$ E80 UOP=[YR=1993] S4 E7 N4 W7 \$ E13 N80\$ PTR=N15 FUS=[YR=1993] E60 N50 W10 S40 W50 S10\$ S15\$.

EXTRA FEATURES

45082 FRANK BROOKINS DR, CALLAHAN

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

1 0803

ASPHALT C

0 0 0 0

19,738.00

SF 2.00

2.00

100

1975

1975

3

50

19,738

2 0811

CONCRETE B

0 0 0 0

528.00

SF 5.20

5.20

100

1975

1975

3

25

686

3 0812

CONCRETE C

0 0 0 0

1,117.00

SF 4.00

4.00

100

1984

1984

3

41

1,832

4 0500

FP-PRE FAB

0 0 0 0

1.00

UF 3,500.00

3,500.00

100

1984

1984

3

54

1,890

5 0971

ST LGHT OV

0 0 0 0

2.00

UT 1,555.00

1,555.00

100

1975

1975

3

20

622

6 0811

CONCRETE B

0 0 0 0

600.00

SF 5.20

5.20

100

1996

1996

3

70

2,184

7 0423

CL FNC 5'

0 0 0 0

528.00

LF 6.85

6.85

100

2000

2000

3

48

1,736

8 0463

FENCE GATE

0 0 0 0

5.00

UT 300.00

300.00

100

2000

2000

3

48

720

9 1242

WD DECK A

0 0 0 0

448.00

SF 10.00

10.00

100

2005

2005

3

22

986

10 1242

WD DECK A

0 0 9 6

54.00

SF 10.00

10.00

100

2005

2005

3

22

119

LAND DESCRIPTION

TOTAL OB/XF 30,513

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

1 007100

C

CHURCH

0 00004

CH

0.00

0.00

102,366.00

SF

1.00

1.00

1.00

9.00

9.00

921,294

REVIEW DATE

10/30/2024

BY

DC

Total Acres: 2.35

Total Land Value: 921,294

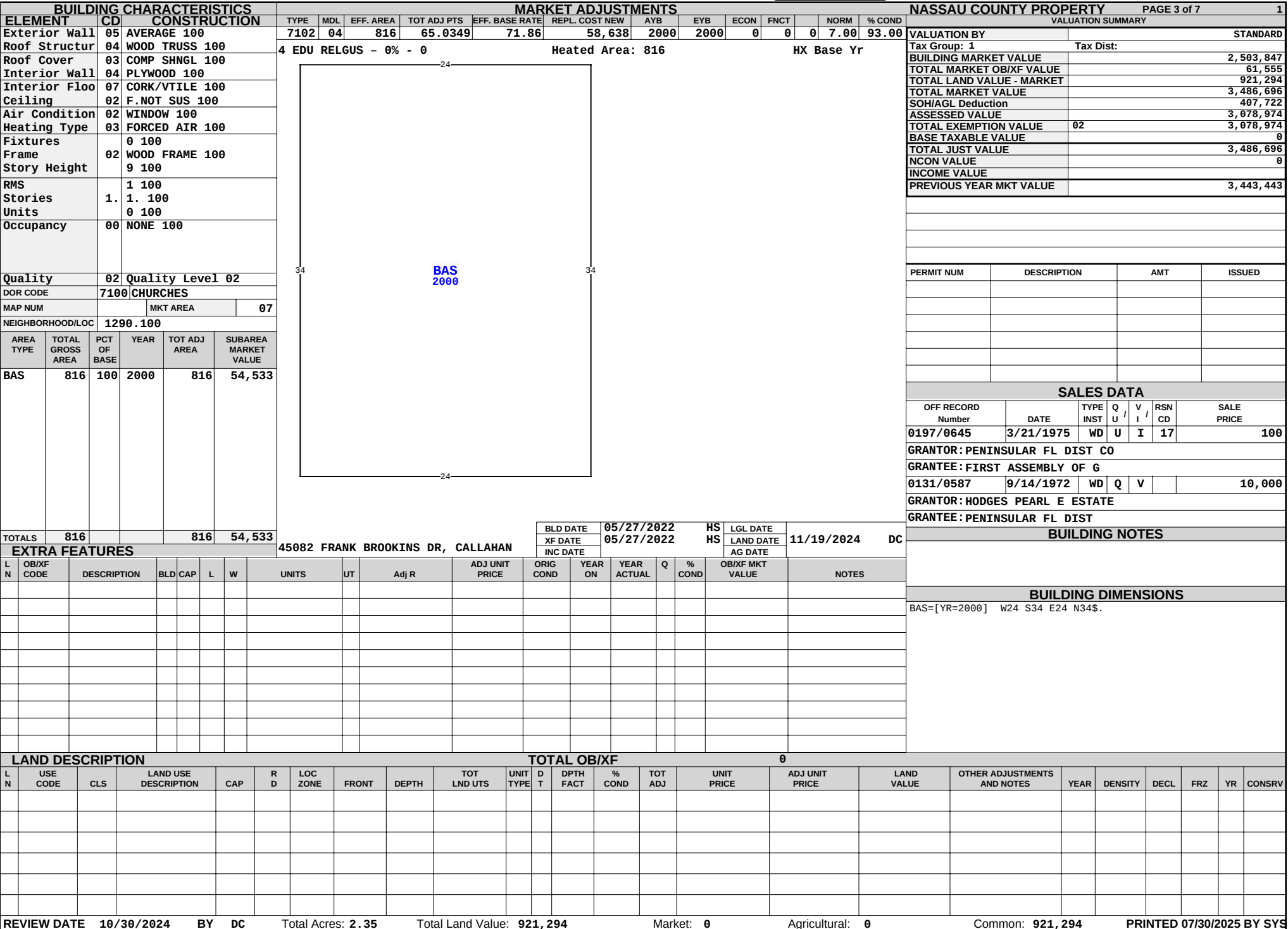
Market: 0

Agricultural: 0

Common: 921,294

PRINTED 07/30/2025 BY SYS

REVIEW DATE	10/30/2024	BY	DC	Total Acres: 2.35	Total Land Value: 921,294	Market: 0	Agricultural: 0	Common: 921,294	PRINTED 07/30/2025 BY SYS
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[illegible]

BUILDING CHARACTERISTICS												MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 5 of 7										1																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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