PT NW1/4 OF SEC 29-2N-25E IN
OR 303/183 (EX UTIL ESMT
IN OR 1673-1697)

FIRST ASSEMBLY OF GOD OF CALLAHAN INC
PO BOX 5026
CALLAHAN, FL 32011-5026

2025

29-2N-25-0000-0051-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	11/19/2024 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		560,610
TOTAL MARKET VALUE		560,610
SOH/AGL Deduction		516,833
ASSESSED VALUE		43,777
TOTAL EXEMPTION VALUE	02	43,777
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		560,610
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0303/0183	9/20/1979	WD	U	I	07	100
GRANTOR: HODGES LEON C & DORRI						
GRANTEE: FIRST ASSEMBLY OF G						
0295/0533	7/02/1979	WD	U	V	17	10,500
GRANTOR: HODGES LEON C & DORRI						
GRANTEE: FIRST ASSEMBLY OF G						

BUILDING NOTES

BUILDING DIMENSIONS

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

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	007000	C	VAC INSTITAL	0		CH	0.00	0.00	124,580.00	SF		1.00	1.00	0.50	9.00	4.50	560,610							

REVIEW DATE 08/23/2022 BY HSA Total Acres: 2.86 Total Land Value: 560,610 Market: 0 Agricultural: 0 Common: 560,610 PRINTED 07/30/2025 BY SYS