

CALLAHAN METHODIST CHURCH INC
449648 US HWY 301
CALLAHAN, FL 32011

29-2N-25-3120-0068-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		15	CONC BLOCK 70		7102	04	812	84.5775	93.46	75,890	1955	1955	0	0	0	50.00	50.00	VALUATION BY					STANDARD											
Exterior Wall		05	AVERAGE 30		1 EDU RELGUS - 0% - 2024										Heated Area: 812					HX Base Yr					Tax Group: 1					Tax Dist:				
Roof Structure		01	FLAT 100		28 29 28 BAS 1993															BUILDING MARKET VALUE					37,945									
Roof Cover		04	BUILT-UP 100																	TOTAL MARKET OB/XF VALUE					933									
Interior Wall		04	PLYWOOD 100																	TOTAL LAND VALUE - MARKET					33,537									
Interior Floor		07	CORK/VTILE 100																	TOTAL MARKET VALUE					72,415									
Ceiling		02	F.NOT SUS 100																	SOH/AGL Deduction					554									
Air Condition		02	WINDOW 100																	ASSESSED VALUE					71,861									
Heating Type		03	FORCED AIR 100																	TOTAL EXEMPTION VALUE					0271,861									
Fixtures		5	100																	BASE TAXABLE VALUE					0									
Frame		03	MASONRY 100																	TOTAL JUST VALUE					72,415									
Story Height			8 100																	NCON VALUE					0									
RMS			4 100		INCOME VALUE																													
Stories		0	0 100		PREVIOUS YEAR MKT VALUE					65,328																								
Units		0	0 100																															
BUD8 Adjustme		01	DIST CA 100																															
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
DOR CODE		7100	CHURCHES																															
MAP NUM			MKT AREA				07																											
NEIGHBORHOOD/LOC		1290.100																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	812	100	1993	812	37,945																													
TOTALS		812			812	37,945	BLD DATE		11/30/2017		KK		LGL DATE		05/13/2025		DC																	
EXTRA FEATURES		449664 WELLS ST, CALLAHAN					XF DATE						LAND DATE																					
							INC DATE						AG DATE																					
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	1131	REINFR	8	0	0	0	0	56.00	SF	6.30	6.30	100	1995	1995	3	90	318																	
2	0810	CONCRETE	A	0	0	4	23	92.00	SF	6.50	6.50	100	1995	1995	3	68	407																	
3	0097	AWNING	CN	0	0	0	0	8.00	SF	65.00	65.00	100	2000	2000	3	40	208																	