



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	10	ABOVE AVG 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	10	TERRAZZO 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	00	100
Frame	02	WOOD FRAME 100
Story Height		14 100
RMS		3 100
Stories	1.	1. 100
Units		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	2,994	100	1993	2,994	308,413
FEP	133	80	1993	106	10,919
FOP	32	30	1993	10	1,030
UST	84	40	1993	34	3,502

TOTALS	3,243			3,144	323,864
--------	-------	--	--	-------	---------

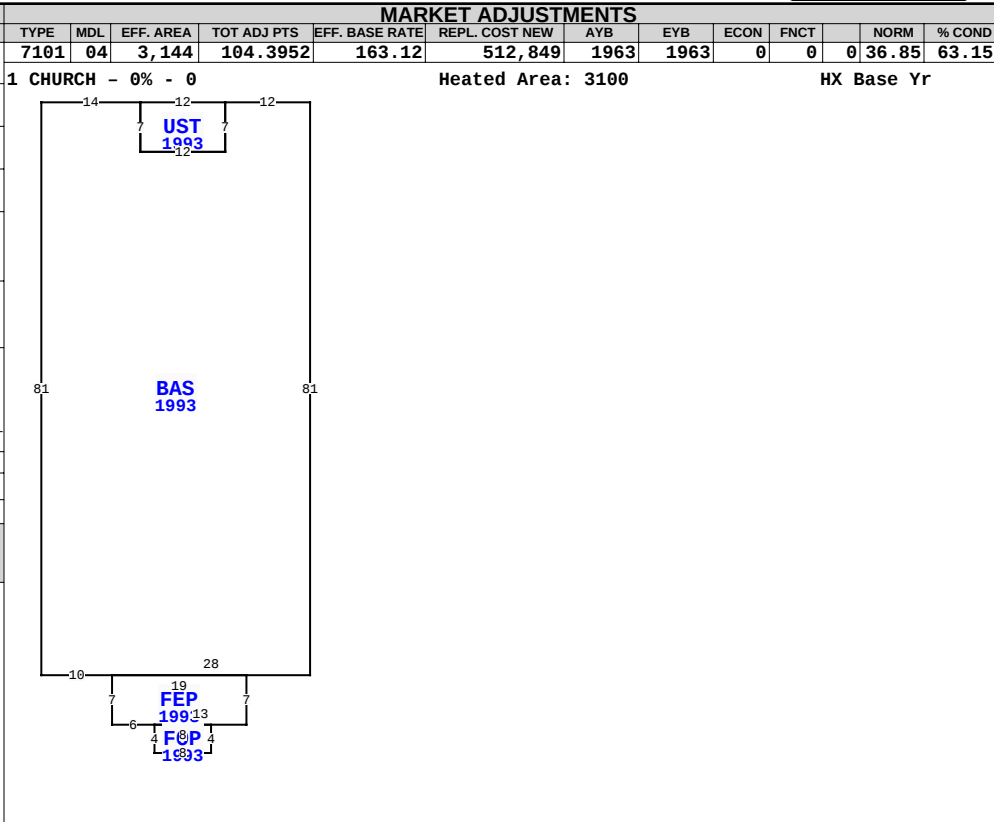
EXTRA FEATURES					
----------------	--	--	--	--	--

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	0812	CONCRETE C	0	0	0	0	1,312.00	SF	4.00	4.00	100	1963	1963	3	20	1,050	
2	0511	GARAGE CB-	0	0	12	12	144.00	SF	40.00	40.00	100	1995	1995	3	68	3,917	
3	0835	QUARY TILE	0	0	0	0	136.00	SF	10.00	10.00	100	2008	2008	3	88	1,197	
4	0505	FLAGPOLE A	0	0	0	0	18.00	LF	50.00	50.00	100	2007	2007	3	27	243	
5	0422	CL FNC 4'	0	0	0	0	117.00	LF	15.00	15.00	100	2000	2000	3	48	842	
6	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2008	2008	3	72	324	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE

1	007100	C	CHURCH	0	0004	CH	0.00	0.00	37,915.00	SF		1.00	1.00	1.00	7.00	7.00	265,405
---	--------	---	--------	---	------	----	------	------	-----------	----	--	------	------	------	------	------	---------

REVIEW DATE	04/05/2022	BY	KK
-------------	------------	----	----



BLD DATE	04/05/2022	KK	LGL DATE	
XF DATE			LAND DATE	05/13/2025
INC DATE			AG DATE	DC

449664 US HWY 301, CALLAHAN

TOTAL OB/XF																	
7,573																	

TOTAL OB/XF																	
7,573																	

Total Acres:	0.00	Total Land Value:	265,405	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY																	
VALUATION SUMMARY																	

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	411,558
TOTAL MARKET OB/XF VALUE	7,573
TOTAL LAND VALUE - MARKET	265,405
TOTAL MARKET VALUE	684,536
SOH/AGL Deduction	163,464
ASSESSED VALUE	521,072
TOTAL EXEMPTION VALUE	02 521,072
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	684,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	630,939

METHODIST CHURCH			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4323	REPAIR/RRF	110,000	05/28/2020
4236	REPAIR/RRF	0	03/22/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2681/402	10/25/2023	QC	U	I	11	100	

GRANTOR: THE FIRST UNITED METH							
GRANTEE: CALLAHAN METHODIST							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W12 UST=[YR=1993] W12 S7 E12 N7 \$ S7 W12 N7 W14 S81 E10 FEP=[YR=1993] S7 E6 FOP=[YR=1993] S4 E8 N4 W8 \$ E13 N7 W19 \$ E28 N81 \$.							

CHURCH CALLAHAN METHODIST
C/O BOARD OF TRUSTEES, 449648 US HIGHWAY 301
CALLAHAN, FL 32011-0157

29-2N-25-3120-0069-0000

[illegible]