S-80 & 81
IN OR 1617/798
(EX R/W & ESMT CASE # 94-677)

FIRST BAPTIST CHURCH HOLDING CO
PO BOX 605
CALLAHAN, FL 32011-0605

2025

29-2N-25-3120-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

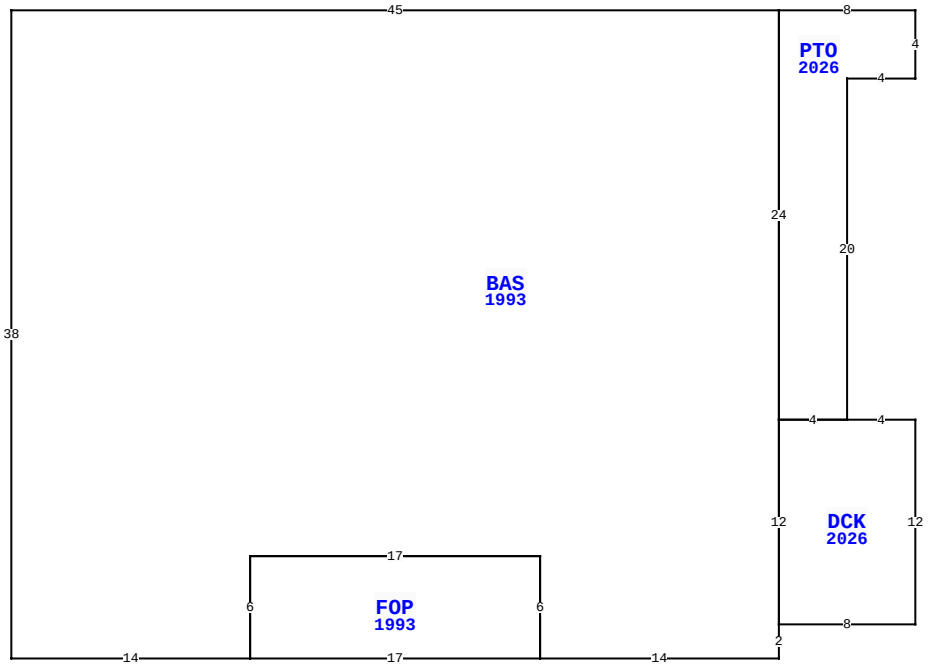
DOR CODE 7100 CHURCHES
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 1290.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100	1993	1,608	163,317
DCK	96	10	2026	10	1,016
FOP	102	30	1993	31	3,149
PTO	112	5	2026	6	609
TOTALS	1,918			1,655	168,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,655	122.0000	122.00	201,910	1939	2005	0	0	0	16.75	83.25

1 SINGLE FAM – 0% - 0 Heated Area: 1608 HX Base Yr



449521 US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		168,090
TOTAL MARKET OB/XF VALUE		11,362
TOTAL LAND VALUE - MARKET		138,399
TOTAL MARKET VALUE		317,851
SOH/AGL Deduction		139,665
ASSESSED VALUE		178,186
TOTAL EXEMPTION VALUE	02	178,186
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		317,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,119

BLDG IS USED AS GRACE'S HOUSE - A RETAIL THRIFT ST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4631-M	MECHANICAL		05/10/2023
B2554	REPAIR/RRF	0	12/23/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1617/0798	4/23/2009	WD	U	I	17	158,000
GRANTOR: ROWE FAYE C						
GRANTEE: FIRST BAPTIST CHURC						
1588/0730	10/06/2008	WD	Q	I	01	11,750
GRANTOR: CONNER GRACE B						
GRANTEE: CONNER GRACE B & FA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W45 S38 E14 N6 E17 S6 E14 N2 N12 N24 $
FOP=[YR=1993;ORIG=-31,38] E17 N6 W17 S6 $
DCK=[YR=2026;ORIG=0,36] E8 N12 W4 W4 S12 $
PTO=[YR=2026;ORIG=4,24] N20 E4 N4 W8 S24 E4 $
.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0812	CONCRETE C	0	0	0	0	1,064.00	SF	4.00	4.00	100	1999	1999	3	75	3,192	
4	0810	CONCRETE A	0	0	100	4	400.00	SF	6.50	6.50	100	2025	2018		97	2,522	
5	0810	CONCRETE A	0	0	100	4	400.00	SF	6.50	6.50	100	2025	2020		98	2,548	
6	0810	CONCRETE A	0	0	60	4	240.00	SF	6.50	6.50	100	2025	2024		100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 11,362

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	CG -	146.00	146.00	22,215.00	SF		1.00	1.00	0.89	7.00	6.23	138,399							

REVIEW DATE 06/18/2025 BY KWA Total Acres: 0.51 Total Land Value: 138,399 Market: 0 Agricultural: 0 Common: 138,399 PRINTED 07/30/2025 BY SYS