PT BLK 1 AE OGILVIES ADDITION NO
IN OR 2788/112 PARCEL E

FIRST BAPTIST CHURCH CALLAHAN INC
PO BOX 605
CALLAHAN, FL 32011

2025

30-2N-25-400B-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
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

BRANDIES AVE, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	13,436
TOTAL LAND VALUE - MARKET	50,311
TOTAL MARKET VALUE	63,747
SOH/AGL Deduction	6,483
ASSESSED VALUE	57,264
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,264
TOTAL JUST VALUE	63,747
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2788/112	5/14/2025	SW	U	V	17	43,600
GRANTOR: BRANDIES ACE HARDWARE						
GRANTEE: FIRST BAPTIST CHURC						
2787/1655	5/14/2025	QC	U	V	11	100
GRANTOR: APK 4 LLC						
GRANTEE: APK 3 LLC						

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
1	0510	GARAGE WD-	0	0	41	28	1,148.00	SF	35.00	35.00	100	2026	1985		20	8,036	
2	0681	POLE SHED	0	0	60	30	1,800.00	SF	15.00	15.00	100	2026	1985		20	5,400	

LAND DESCRIPTION

TOTAL OB/XF 13,436

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	001000	C	COMMERCIAL	0		CG -	C 0.00	0.00	28,749.00	SF		1.00	1.00	0.50	3.50	1.75	50,311							

REVIEW DATE 06/09/2021 BY KKX Total Acres: 0.66 Total Land Value: 50,311 Market: 0 Agricultural: 0 Common: 50,311 PRINTED 07/30/2025 BY SYS