DB 229/216 & 217 & OR 213/634
PARCELS 5 & 6 SEC 32 &
PARCEL 11 SEC 33

DIOCESE OF ST AUGUSTINE
C/O CATHOLIC CENTER, 11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

2025

32-2N-25-0000-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

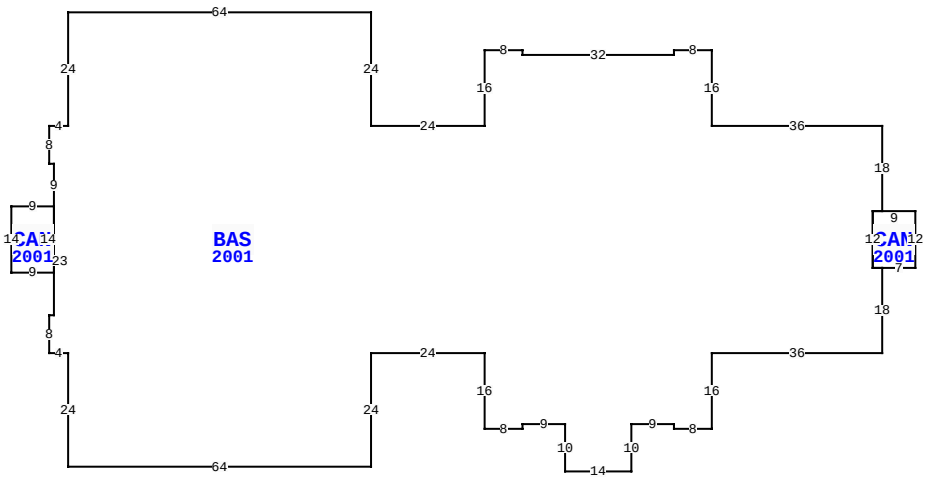
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	05	STEEL 100
Story Height		10 100
RMS		15 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,076	100	2001	13,076	2,240,413
CAN	108	30	2001	32	5,483
CAN	126	30	2001	38	6,511
TOTALS	13,310			13,146	2,252,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	13,146	126.0388	196.94	2,588,973	1998	1998	0	0	0	13.00	87.00

1 CHURCH – 0% - 0 Heated Area: 13076 HX Base Yr



541668 US HWY 1, CALLAHAN

BLD DATE	10/30/2020	KK	LGL DATE	
XF DATE	10/30/2020	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		2,636,905
TOTAL MARKET OB/XF VALUE		165,133
TOTAL LAND VALUE - MARKET		326,250
TOTAL MARKET VALUE		3,128,288
SOH/AGL Deduction		1,015,448
ASSESSED VALUE		2,112,840
TOTAL EXEMPTION VALUE	02	2,112,840
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,128,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,142,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414071	REPAIR/RRF	90,700	08/01/2014
E1325868	CARPORT	0	02/01/2013
B1326753	CARPORT MTL 1456	34,041	01/01/2013
B1226597	XFOB	2,000	11/01/2012
E25194	ELEC OTHER	0	06/01/2012
B12184	NEW CONSTR	221,694	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W36 N16 W8 S1 W32 N1 W8 S16 W24 N24 W64 S24 W4 S8 E1 S9 CAN=[YR=2001] W9 S14 E9 N14 $ S23 W1 S8 E4 S24 E64 N24 E24 S16 E8 N1 E9 S10 E14 N10 E9 S1 E8 N16 E36 N18 CAN=[YR=2001] E7 N12 W9 S12 E2 $ W2 N12 E2 N18 $.

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	0803	ASPHALT C	0	0	0	0	49,801.00	SF	2.00	2.00	100	1998	1998	3	50	49,801	
2	0812	CONCRETE C	0	0	0	0	4,644.00	SF	4.00	4.00	100	1998	1998	3	73	13,560	
3	0400	CONC CURB	0	0	0	0	1,838.00	LF	15.00	15.00	100	1998	1998	3	80	22,056	
4	0402	CONC BUMPE	0	0	0	0	6.00	UT	25.00	25.00	100	1998	1998	3	80	120	
5	1126	CB/STC 8"	0	0	89	4	356.00	SF	8.00	8.00	100	1998	1998	3	73	2,079	
6	0443	STK FNC 6'	0	0	0	0	32.00	LF	10.00	10.00	100	1998	1998	3	20	64	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	42	252	
8	0422	CL FNC 4'	0	0	0	0	922.00	LF	15.00	15.00	100	1998	1998	3	42	5,809	
9	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	42	252	
10	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80	

TOTAL OB/XF 94,073

LAND DESCRIPTION

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	OR	0.00	0.00	22.50	AC		1.00	1.00	1.00	14,500.00	14,500.00	326,250							

REVIEW DATE 10/30/2020 BY KK Total Acres: 22.50 Total Land Value: 326,250 Market: 0 Agricultural: 0 Common: 326,250 PRINTED 07/30/2025 BY SYS

DB 229/216 & 217 & OR 213/634
PARCELS 5 & 6 SEC 32 &
PARCEL 11 SEC 33

DIOCESE OF ST AUGUSTINE
C/O CATHOLIC CENTER, 11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

2025

32-2N-25-0000-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

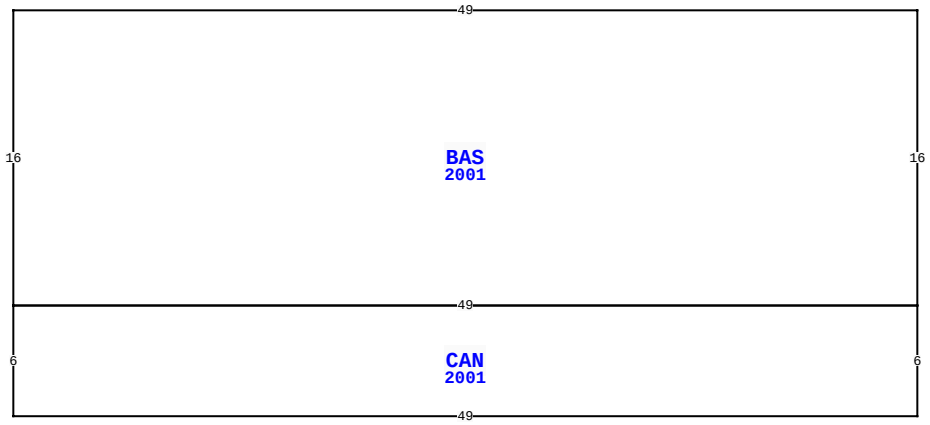
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	2001	784	51,579
CAN	294	30	2001	88	5,789
TOTALS	1,078			872	57,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	872	70.8750	78.32	68,295	1987	1989	0	0	0	16.00	84.00

2 EDU RELGUS – 0% - 0 Heated Area: 784 HX Base Yr



541668 US HWY 1, CALLAHAN

BLD DATE	10/30/2020	KK	LGL DATE	
XF DATE	10/30/2020	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		2,636,905
TOTAL MARKET OB/XF VALUE		165,133
TOTAL LAND VALUE - MARKET		326,250
TOTAL MARKET VALUE		3,128,288
SOH/AGL Deduction		1,015,448
ASSESSED VALUE		2,112,840
TOTAL EXEMPTION VALUE	02	2,112,840
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,128,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,142,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R5759	REPAIR/RRF	3,500	01/01/2004
M6041	H/AC	0	06/01/2002
B984867	HOUSEMVING	2,000	04/01/1998
Z970850	OTHER	0	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W49 S16 CAN=[YR=2001] S6 E49 N6 W49 $ E49 N16 $.

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
11	0649	LIGHTS-GD	0	0	0	0	6.00	SF	225.00	225.00	100	1998	1998	3	20	270	
12	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1998	1998	3	42	4,250	
13	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	1998	1998	3	42	420	
14	0511	GARAGE CB-	0	0	0	0	288.00	SF	40.00	40.00	100	1998	1998	3	73	8,410	
15	0350	CARPORT WD	0	0	22	12	264.00	SF	13.00	13.00	100	1998	1998	3	20	686	
16	0964	HALON SYST	0	0	7	3	20.00	SF	50.00	50.00	100	1998	1998	3	73	730	
17	1126	CB/STC 8"	0	0	15	4	60.00	SF	8.00	8.00	100	2004	2004	3	83	398	
18	0812	CONCRETE C	0	0	0	0	2,695.00	SF	4.00	4.00	100	2004	2004	3	83	8,947	
19	0350	CARPORT WD	0	0	56	26	1,456.00	SF	13.00	13.00	100	2013	2013	3	55	10,410	
20	0810	CONCRETE A	0	0	62	4	248.00	SF	6.50	6.50	100	2013	2013	3	93	1,499	

TOTAL OB/XF 36,020

LAND DESCRIPTION

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

REVIEW DATE 10/30/2020 BY KK Total Acres: 22.50 Total Land Value: 326,250 Market: 0 Agricultural: 0 Common: 326,250 PRINTED 07/30/2025 BY SYS

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JACKSONVILLE, FL 32258

2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

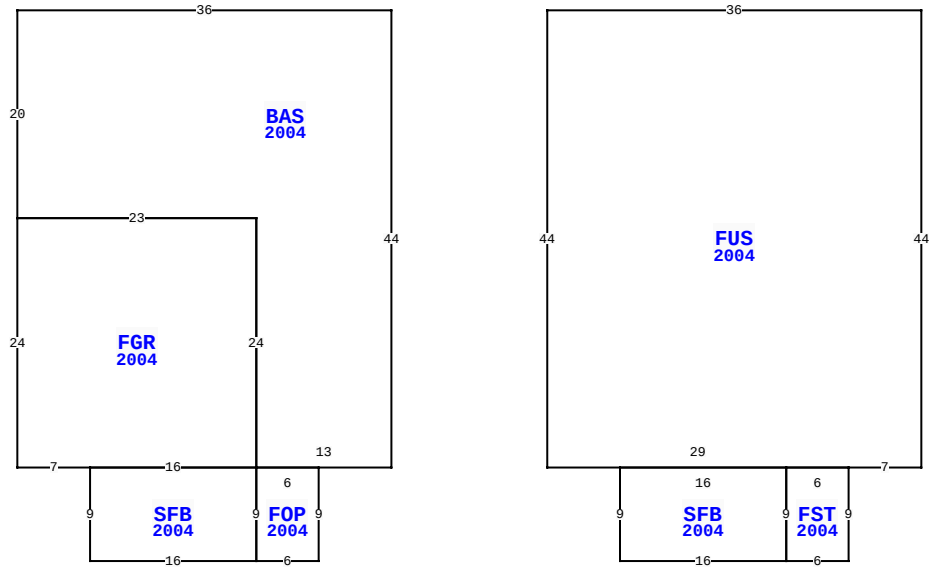
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	2004	1,032	104,844
FGR	552	60	2004	331	33,627
FOP	54	30	2004	16	1,625
FST	54	50	2004	27	2,743
FUS	1,584	100	2004	1,584	160,923
SFB	144	80	2004	115	11,683
SFB	144	80	2004	115	11,683
TOTALS	3,564			3,220	327,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	3,220	96.7824	106.94	344,347	2004	2004	0	0	0	5.00	95.00

3 EDU RELGUS – 0% - 0 Heated Area: 2846 HX Base Yr



541668 US HWY 1, CALLAHAN

BLD DATE	10/30/2020	KK	LGL DATE	
XF DATE	10/30/2020	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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ASSESSED VALUE		2,112,840
TOTAL EXEMPTION VALUE	02	2,112,840
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,128,288
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,142,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

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
21	0511	GARAGE CB-	0	0	40	30	1,200.00	SF	40.00	40.00	100	1998	1998	3	73	35,040	

BUILDING DIMENSIONS

BAS=[YR=2004] W36 S20 FGR=[YR=2004] S24 E7 SFB=[YR=2004] S9 E16 FOP=[YR=2004] E6 N9 W6 S9$ N9 W16$ E16 N24 W23$ E23 S24 E13 N44$ PTR=E15 FUS=[YR=2004] E36 S44 W7 FST=[YR=2004] S9 W6 SFB=[YR=2004] W16 N9 E16 S9$ N9 E6$ W29 N44$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 35,040

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

REVIEW DATE 10/30/2020 BY KK Total Acres: 22.50 Total Land Value: 326,250 Market: 0 Agricultural: 0 Common: 326,250 PRINTED 07/30/2025 BY SYS