



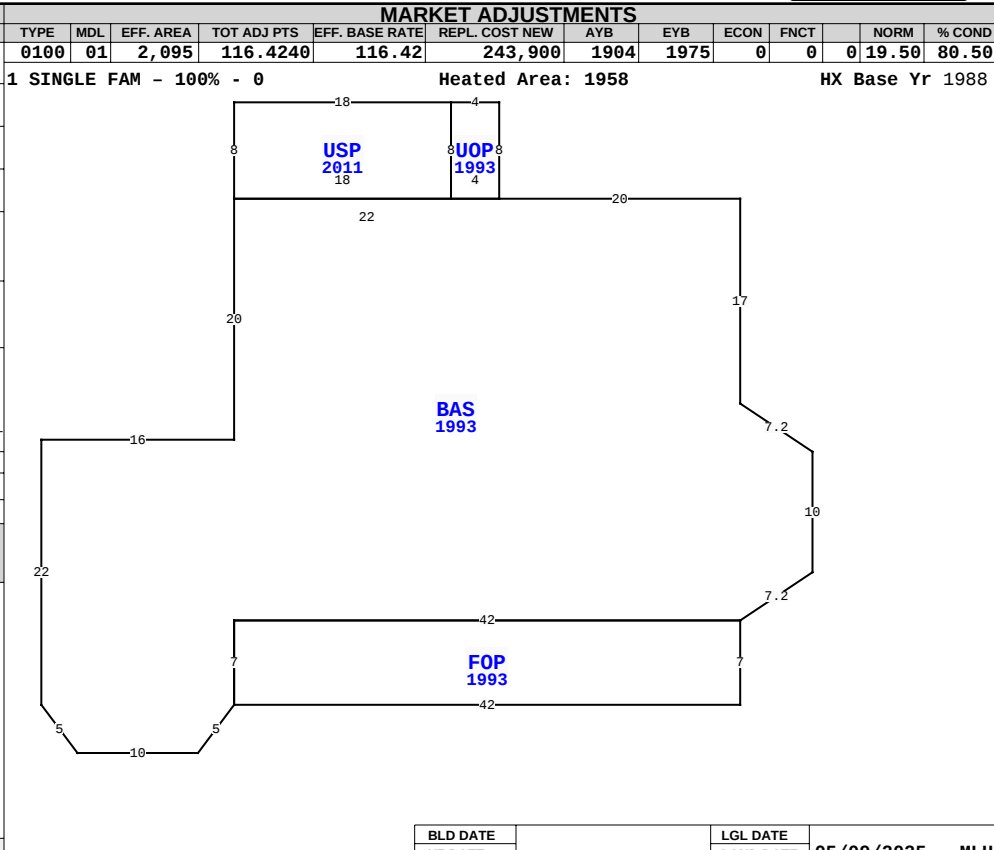
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,958	100	1993	1,958	183,500
FOP	294	30	1993	88	8,247
UOP	32	20	1993	6	563
USP	144	30	2011	43	4,030
TOTALS	2,428			2,095	196,340

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0300	BOAT DCK W	0	100	12	8	96.00	SF	20.00	20.00	
2	0681	POLE SHED	0	100	10	12	120.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		RSF-1	0.00	0.00	4.07	AC	



54614 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	206,022		
TOTAL MARKET OB/XF VALUE	744		
TOTAL LAND VALUE - MARKET	122,100		
TOTAL MARKET VALUE	328,866		
SOH/AGL Deduction	179,563		
ASSESSED VALUE	149,303		
TOTAL EXEMPTION VALUE	50,722	HX HB	
BASE TAXABLE VALUE	98,581		
TOTAL JUST VALUE	328,866		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	270,557		

ALSO OWNS PRCL 0003-0020			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
6051	NEW CONSTR	0	07/10/1989
3811	N/A	10,400	01/07/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0488/0377	4/01/1986	WD Q	V		
GRANTOR:					
GRANTEE:					
0376/0067	12/01/1982	WD Q	V		
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W20 UOP=[YR=1993] N8 W4 USP=[YR=2011] W18 S8 E18 N8\$ S8 E4\$ W22 S20 W16 S22 D4 R3 E10 R3 U4 FOP=[YR=1993] E42 N7 W42 S7\$ N7 E42 R6 U4 N10 L6 U4 N17\$.											

[illegible]