L/E OR 606/755
R433407
ESMT IN OR 412/65

SAIN JANICE C & DONNIE L
54614 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

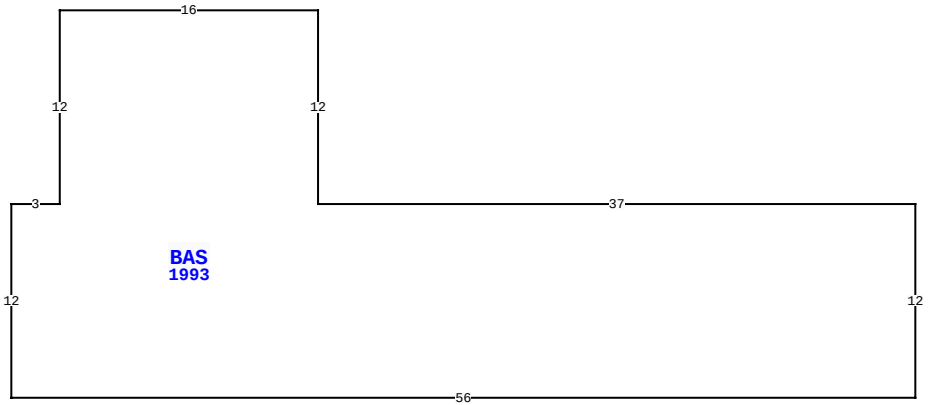
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	21,607
TOTALS	864			864	21,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	864	104.2000	83.36	72,023	1973	1985	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 864 HX Base Yr



54628 CHURCH RD, CALLAHAN

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

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	0940	SHEDS/PORT	0	0	7	10	70.00	SF	30.00	30.00	100	1980	1980	3	20	420	
2	0681	POLE SHED	0	0	9	9	81.00	SF	15.00	15.00	100	1986	1986	3	20	243	
3	0940	SHEDS/PORT	0	0	10	12	120.00	SF	30.00	30.00	100	1986	1986	3	20	720	
4	0751	UOP	0	0	8	11	88.00	SF	10.00	10.00	100	1980	1980	3	20	176	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	21,607
TOTAL MARKET OB/XF VALUE	1,559
TOTAL LAND VALUE - MARKET	78,400
TOTAL MARKET VALUE	101,566
SOH/AGL Deduction	29,314
ASSESSED VALUE	72,252
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,252
TOTAL JUST VALUE	101,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,865

OWNERS LIVE ON PRCL 0003-0010 @ 54614 CHURCH RD
73 CELE_ R433407_ WITH REAR ADDTN

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0606/0755	9/05/1990	WD	Q	I		33,000
GRANTOR: FOURNIER THOMAS L						
GRANTEE: CARVO A & SAIN J						
0504/0852	12/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W37 N12 W16 S12 W3 S12 E56N12$.

LAND DESCRIPTION

TOTAL OB/XF 1,559

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	000100	C	RES	0		RSF-1	0.00	0.00	2.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	78,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.24 Total Land Value: 78,400 Market: 0 Agricultural: 0 Common: 78,400 PRINTED 07/30/2025 BY SYS