IN OR 717 PG 158

THOMAS CREEK BAPTIST CHURCH IN
54322 JANICE DR
CALLAHAN, FL 32011

2025

37-1N-25-0000-0005-0130

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

LEM TURNER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		86,850
TOTAL MARKET VALUE		86,850
SOH/AGL Deduction		62,435
ASSESSED VALUE		24,415
TOTAL EXEMPTION VALUE	02	24,415
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		86,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		22,195

SEE CHURCH ON ADJCNT PRCL 37-1N-25-296C-0039-0000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0717/0158	10/28/1994	QC	Q	V	01	100

GRANTOR: HARVELL IDA MAE

GRANTEE: THOMAS CREEK BAPTIS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	007000	C	VAC INSTITAL	0		RM	0.00	0.00	1.93	AC		1.00	1.00	1.00	45,000.00	45,000.00	86,850							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.93 Total Land Value: 86,850 Market: 0 Agricultural: 0 Common: 86,850 PRINTED 07/30/2025 BY SYS