TRACT 8 SEC 46-2N-25
IN OR 319 PG 362
REPLAT OF GOVT LOT 9 UNR

PEMBER CHARLES A
54742 CHURCH ROAD
CALLAHAN, FL 32011-9224

2025

37-1N-25-299R-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

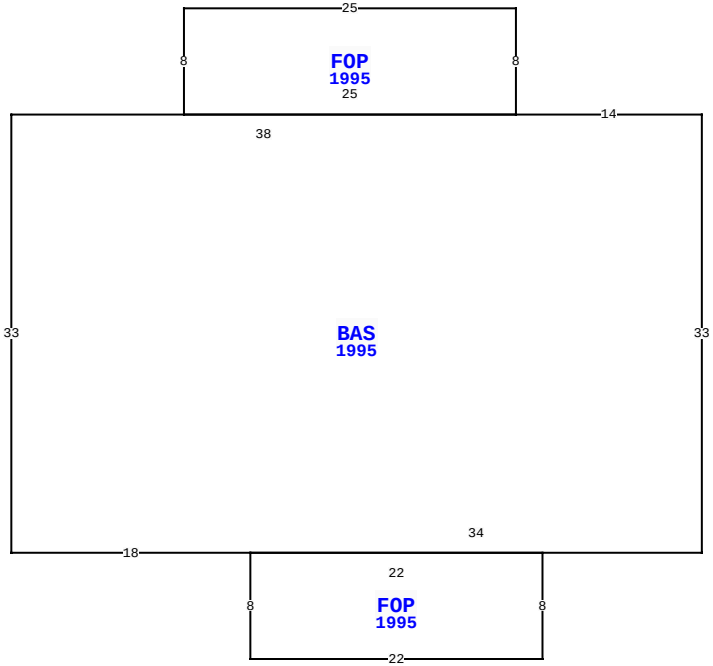
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
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	1,716	100	1995	1,716	171,346
FOP	176	30	1995	53	5,292
FOP	200	30	1995	60	5,991
TOTALS	2,092			1,829	182,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,829	125.6000	125.60	229,722	1995	2000	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 0 Heated Area: 1716 HX Base Yr 1985



54742 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,629
TOTAL MARKET OB/XF VALUE		38,599
TOTAL LAND VALUE - MARKET		76,500
TOTAL MARKET VALUE		297,728
SOH/AGL Deduction		144,607
ASSESSED VALUE		153,121
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,399
TOTAL JUST VALUE		297,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2209807	REPAIR/RRF	46,835	06/27/2022
B951810	NEW CONSTR	80,000	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0319/0362	8/01/1980	WD	Q	V		8,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W14 FOP=[YR=1995] N8 W25 S8 E25$ W38 S33 E18
FOP=[YR=1995] S8 E22 N8 W22$ E34 N33$.

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	0511	GARAGE CB-	0	100	31	37	1,147.00	SF	40.00	40.00	100	1985	1985	3	68	31,198	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
3	0812	CONCRETE C	0	100	0	0	1,796.00	SF	4.00	4.00	100	1994	1994	3	66	4,741	

LAND DESCRIPTION

TOTAL OB/XF 38,599

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	100		OR	0.00	0.00	1.70	AC		1.00	1.00	1.00	45,000.00	45,000.00	76,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.70 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 07/30/2025 BY SYS