PT OF TRACT 11
IN OR 1771/1813
TOWER ESMT OR 1771/1817

COMCAST OF GREATER FLORIDA/GEORGIA INC
ONE COMCAST CENTER, 1701 JOHN F KENNEDY BLVD
PHILADELPHIA, PA 19103-2838

2025

37-1N-25-299R-0011-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

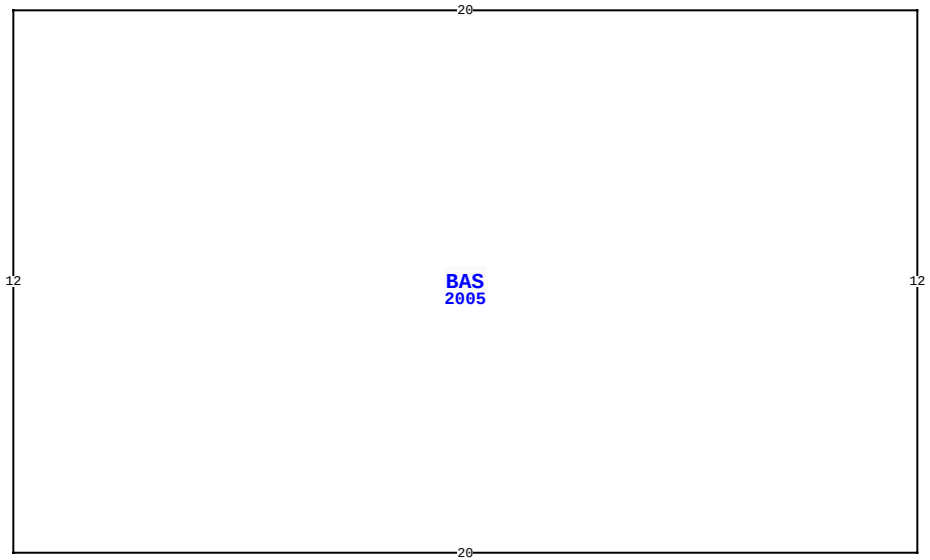
DOR CODE	9100	UTILITIES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	2005	240	7,140
TOTALS	240			240	7,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	240	82.3200	37.66	9,038	2005	2005	0	0	0	21.00	79.00

1 STOR WAREH – 0% - 0 Heated Area: 240 HX Base Yr



54704 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	7,140
TOTAL MARKET OB/XF VALUE	2,906
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	31,046
SOH/AGL Deduction	0
ASSESSED VALUE	31,046
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,046
TOTAL JUST VALUE	31,046
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326869	REPAIR/RRF	70,950	02/01/2013
B1326870	DEMOLITION	6,500	02/01/2013
B15452	NEW CONSTR	20,000	06/01/2005
E15205	NEW CONSTR	0	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1771/1813	12/21/2011	WD	U	I	30	2,500
GRANTOR: CTI TOWERS INC						
GRANTEE: COMCAST OF GREATER						
1751/1247	8/01/2011	WD	U	I	30	2,500
GRANTOR: COMCAST OF GREATER FL						
GRANTEE: CTI TOWERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 S12 E20 N12 $.

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	0424	CL FNC 6'	0	0	0	0	485.00	LF	20.00	20.00	100	1982	1982	3	20	1,940	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1982	1982	3	20	120	
3	0810	CONCRETE A	0	0	0	0	372.00	SF	6.50	6.50	100	1982	1982	3	35	846	

LAND DESCRIPTION

TOTAL OB/XF 2,906

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	009100	C	UTILITY	0		OR	100.00	150.00	1.00	UT		1.00	1.00	0.70	30,000.00	21,000.00	21,000							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 0.00 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 07/30/2025 BY SYS