

TRACT 15 SEC 46-2N-25
IN OR 2802/458
REPLAT OF GOVT LOT 9 UNR

BENNETT TYLER NATHAN
54835 CHURCH RD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0015-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 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		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

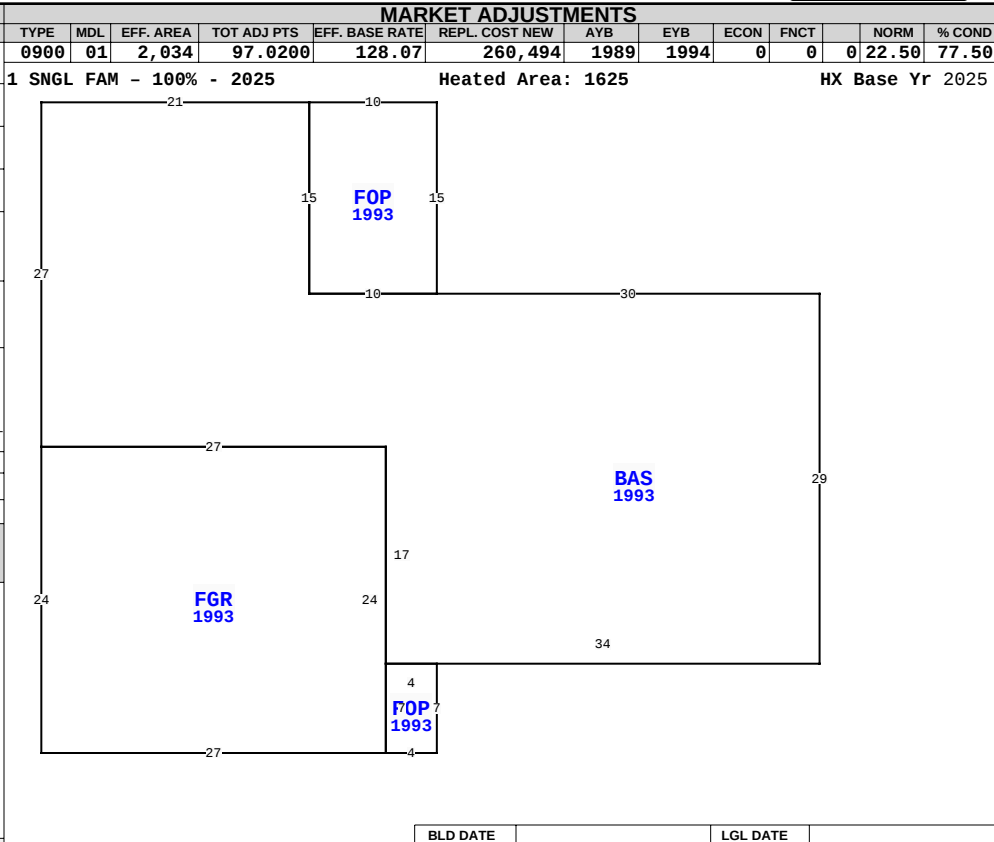
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	1993	1,625	161,288
FGR	648	55	1993	356	35,335
FOP	28	30	1993	8	794
FOP	150	30	1993	45	4,466
TOTALS	2,451			2,034	201,883

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,106.00	SF	4.00	4.00	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	
4	0350	CARPORT WD	0	100	6	22	132.00	SF	8.71	8.71	
5	0810	CONCRETE A	0	100	25	20	500.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	4.19	AC	

REVIEW DATE 05/18/2021 BY KBA



TOTAL OB/XF											
10,664											

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Total Acres: 4.19 Total Land Value: 125,700 Market: 0 Agricultural: 0 Common: 125,700

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						201,883					
TOTAL MARKET OB/XF VALUE						10,664					
TOTAL LAND VALUE - MARKET						125,700					
TOTAL MARKET VALUE						338,247					
SOH/AGL Deduction						0					
ASSESSED VALUE						338,247					
TOTAL EXEMPTION VALUE						HX HB 50,722					
BASE TAXABLE VALUE						287,525					
TOTAL JUST VALUE						338,247					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						264,393					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514467	REPAIR/RRF	9,300	06/01/2015
Z980998	OTHER	0	05/01/1998
5597	NEW CONSTR	66,963	03/28/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2802/458	7/18/2025	WD	Q	I	01	380,000	
GRANTOR: NOLAND MATHEW R & ANN							
GRANTEE: BENNETT TYLER NATHA							
2573/0945	6/27/2022	WD	Q	I	01	282,000	
GRANTOR: HORTON FAMILY TRUST							
GRANTEE: NOLAND MATHEW R & A							
BUILDING NOTES							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 FOP=[YR=1993] N15 W10 S15 E10\$ W10 N15 W21 S27 FGR=[YR=1993] S24 E27 FOP=[YR=1993] E4 N7 W4 S7\$ N24 W27\$ E27 S17 E34 N29\$.											

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