

**CROSSWAY LEVI HUNTER**  
54805 CHURCH ROAD  
CALLAHAN, FL 32011

**37-1N-25-299R-0018-0000**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floo Interior Floo Air Condition Heating Type030514080304COMP SHNGL 100 DRYWALL 100 CARPET 80 SHT VINYL 20 CENTRAL 100 AIR DUCTED 100

Bedrooms Bathrooms Frame024 100 2 100 WOOD FRAME 100

Stories Units BUD8 Adjustme Occupancy1.06001.100 0 100 DIST 1D 100 NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

TOTALS3,2532,835279,268

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100012,835111.9360111.94317,350198620000012.0088.00

1 SINGLE FAM - 100% - 2023Heated Area: 2434HX Base Yr 2023

371616

24292426

202020881321

2020202019

FOP 2024

BAS 2001

BAS 1993

FGR 2001

FUP 2001

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE279,268

TOTAL MARKET OB/XF VALUE2,682

TOTAL LAND VALUE - MARKET121,200

TOTAL MARKET VALUE403,150

SOH/AGL Deduction107,317

ASSESSED VALUE295,833

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE245,111

TOTAL JUST VALUE403,150

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE342,282

SALES DATA

OFF RECORD NumberDATETYPEINSTQUVIRSN CD SALE PRICE

2535/05761/31/2022WDQI01350,000

GRANTOR: CENTERLINE CONTRACTIN

GRANTEE: CROSSWAY LEVI HUNTE

2277/02235/21/2019WDQI01152,000

GRANTOR: RAY RANDALL S & SHARO

GRANTEE: CENTERLINE CONTRACT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-26,0] W24 W37 S24 E20 E20 S8 S10 E21 N13 N29 \$

FGR=[YR=2001;ORIG=0,0] W26 S24 E26 N24 \$

BAS=[YR=2001;ORIG=-50,0] N16 W37 S16 E37 \$

FOP=[YR=2024;ORIG=-67,24] S8 E20 N8 W20 \$

FOP=[YR=2001;ORIG=-26,29] E7 N5 W7 S5 \$

EXTRA FEATURES

54805 CHURCH RD, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/09/2025MLU

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSSFUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A01002618468.00SF6.506.50100198819883521,582

20351CARPORT MT01002522550.00SF10.0010.00100198819883201,100

LAND DESCRIPTIONTOTAL OB/XF2,682

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPH TUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.004.04AC1.001.001.0030,000.0030,000.00121,200

REVIEW DATE02/14/2024BYKWA

Total Acres: 4.04Total Land Value: 121,200Market: 0Agricultural: 0Common: 121,200PRINTED 07/30/2025 BY SYS