

TRACT 19
SEC 46-2N-25 OR 1495/706
REPLAT OF GOV'T LOT 9 UNR

SIRMANS MICHAEL B
54791 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0019-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS														NASSAU COUNTY PROPERTY													
CONSTRUCTION						VALUATION SUMMARY														PAGE 1 of 1													
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																		
Exterior Wall	05	AVERAGE 90	0100	01	2,539	109.0848	109.08	276,954	1986	1989	0	0	0	15.98	84.02																		
Exterior Wall	10	ABOVE AVG 10	1 SINGLE FAM - 100% - 0														Heated Area: 2366																
Roof Structure	03	GABLE/HIP 100															HX Base Yr 1982																
Roof Cover	03	COMP SHNGL 100																															
Interior Wall	05	DRYWALL 100																															
Interior Floor	14	CARPET 80																															
Interior Floor	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.	1. 100																															
Units	0	100																															
BUD8 Adjustme	06	DIST 1D 100																															
Occupancy	00	NONE 100																															
Quality	05	Quality Level 05																															
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	1,882	100	1993	1,882	172,484																												
BAS	484	100	2007	484	44,358																												
FOP	96	30	1993	29	2,658																												
UEP	240	60	2008	144	13,198																												
TOTALS	2,702			2,539	232,697																												
EXTRA FEATURES						54791 CHURCH RD, CALLAHAN																											
L N	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	0810	CONCRETE A	0	100	0	0	777.00	SF	6.50	6.50	100	2005	2005	3	84	4,242																	
2	0200	BARN WD 0-	0	100	0	0	1,080.00	SF	20.00	20.00	100	1990	1990	3	20	4,320																	
3	0510	GARAGE WD-	0	100	0	0	352.00	SF	35.00	35.00	100	1990	1990	3	20	2,464																	
LAND DESCRIPTION																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	4.89	AC		1.00	1.00	1.00	30,000.00	30,000.00	146,700																
REVIEW DATE 04/05/2024 BY TWA Total Acres: 4.89 Total Land Value: 146,700 Market: 0 Agricultural: 0 Common: 146,700 PRINTED 07/30/2025 BY SYS																																	