

TRACT 22 SEC 46-2N-25
IN OR 1979/241
REPLAT OF GOVT LOT 9 UNR

BLACKMAN PATRICK & CHRISTY
54759 CHURCH RD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100	1993	1,703	153,715
FGR	696	55	1993	383	34,570
FOP	241	30	1993	72	6,499
USP	288	30	1993	86	7,762
UST	110	45	2011	50	4,513

TOTALS	3,038			2,294	207,060
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,640.00	SF	4.00
3	0861	POOL GUNIT	0	100	30	19	570.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	960.00	SF	7.25
5	0810	CONCRETE A	0	100	0	0	391.00	SF	6.50
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	22.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	3.52

REVIEW DATE	08/01/2023	BY	KW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	115.3509	115.35	264,613	1978	1995	0	0	0	21.75	78.25
1 SINGLE FAM - 100% - 2016												
Heated Area: 1703												
HX Base Yr 2016												

54759 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0812	CONCRETE C	0	100	0	0	1,640.00	SF	4.00	4.00	100	1978	1978	3	28	1,837	
3	0861	POOL GUNIT	0	100	30	19	570.00	SF	85.00	85.00	100	1978	1978	3	23	11,144	
4	0845	KOOL DECK	0	100	0	0	960.00	SF	7.25	7.25	100	1978	1978	3	77	5,359	
5	0810	CONCRETE A	0	100	0	0	391.00	SF	6.50	6.50	100	1978	1978	3	28	712	
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	22.50	22.50	100	1975	1975	3	20	900	

TOTAL OB/XF										21,352							
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
1	000100	C	RES	100		OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,600

Total Acres: 3.52	Total Land Value: 105,600	Market: 0	Agricultural: 0	Common: 105,600
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NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
VALUATION SUMMARY												

VALUATION BY		STANDARD										
Tax Group: 6		Tax Dist:										
BUILDING MARKET VALUE		230,720										
TOTAL MARKET OB/XF VALUE		21,352										
TOTAL LAND VALUE - MARKET		105,600										
TOTAL MARKET VALUE		357,672										
SOH/AGL Deduction		156,158										
ASSESSED VALUE		201,514										
TOTAL EXEMPTION VALUE		50,722										
BASE TAXABLE VALUE		150,792										
TOTAL JUST VALUE		357,672										
NCON VALUE		0										
INCOME VALUE												
PREVIOUS YEAR MKT VALUE		306,952										

MISC STRG SHED + RED WD SHED= NV												
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001607	GARAGE	69,139	02/06/2023

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

1979/0241	5/08/2015	WD	Q	I	01	185,000			
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GRANTOR: DANAHER WILLIAM JAMES									
GRANTEE: BLACKMAN PATRICK &									
1920/0876	4/23/2014	PR	U	I	19	100			
GRANTOR: DANAHER WILLIAM JAMES									
GRANTEE: DANAHER WILLIAM JAM									

BUILDING NOTES									

BUILDING DIMENSIONS									
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UST=[YR=2011] N10 W11 S10 E11\$ FGR=[YR=1993] W24
BAS=[YR=1993] W10 USP=[YR=1993] N12 W24 S12 E24 \$ W51 S29
E27 FOP=[YR=1993] S5 E35 N5 W1 N2 W33 S2 W1 \$ E1 N2 E33 N27
\$ S29 E24 N29 \$.

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[illegible]