TRACT 23
SEC 46-2N-25 IN OR 1721/1126
REPLAT OF GOVT LOT 9 UNR

SIRMANS MICHAEL B
54791 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Quality	03	Quality Level 03

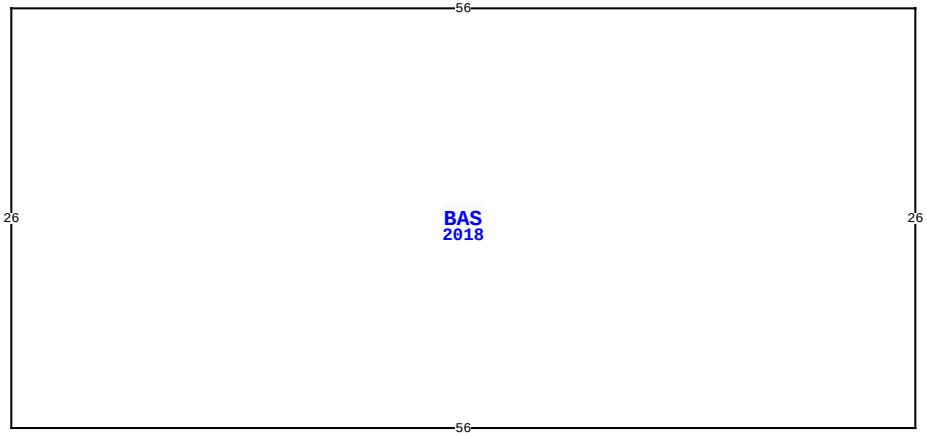
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2018	1,456	128,760
TOTALS	1,456			1,456	128,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	115.6000	98.26	143,067	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 0% - 0 Heated Area: 1456 HX Base Yr



54753 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	128,760
TOTAL MARKET OB/XF VALUE	18,354
TOTAL LAND VALUE - MARKET	75,600
TOTAL MARKET VALUE	222,714
SOH/AGL Deduction	60,948
ASSESSED VALUE	161,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,766
TOTAL JUST VALUE	222,714
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,295

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009948	CO ISSUED	0	10/01/2018
E973518	CHNGE SRVC	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1721/1126	12/30/2010	WD	U	I	30	100
GRANTOR: LYNCH JAMES E & CHRIS						
GRANTEE: SIRMANS MICHAEL B						
1542/1710	12/27/2007	QC	Q	I	01	7,500
GRANTOR: PICKETT CHRISTINE N						
GRANTEE: LYNCH JAMES E & CHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S26 E56 N26$.

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	20.10	20.10	100	1987	1987	3	20	402	
2	0511	GARAGE CB-	0	0	28	24	672.00	SF	40.00	40.00	100	1989	1989	3	54.5	14,650	
3	0811	CONCRETE B	0	0	0	0	536.00	SF	5.20	5.20	100	1989	1989	3	54.5	1,519	
4	0802	ASPHALT B	0	0	0	0	1,486.00	SF	2.40	2.40	100	2000	2000	3	50	1,783	

LAND DESCRIPTION

TOTAL OB/XF 18,354

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	000100	C	RES	0		OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	45,000.00	45,000.00	75,600							

REVIEW DATE 03/13/2019 BY KB Total Acres: 1.68 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS