



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	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	

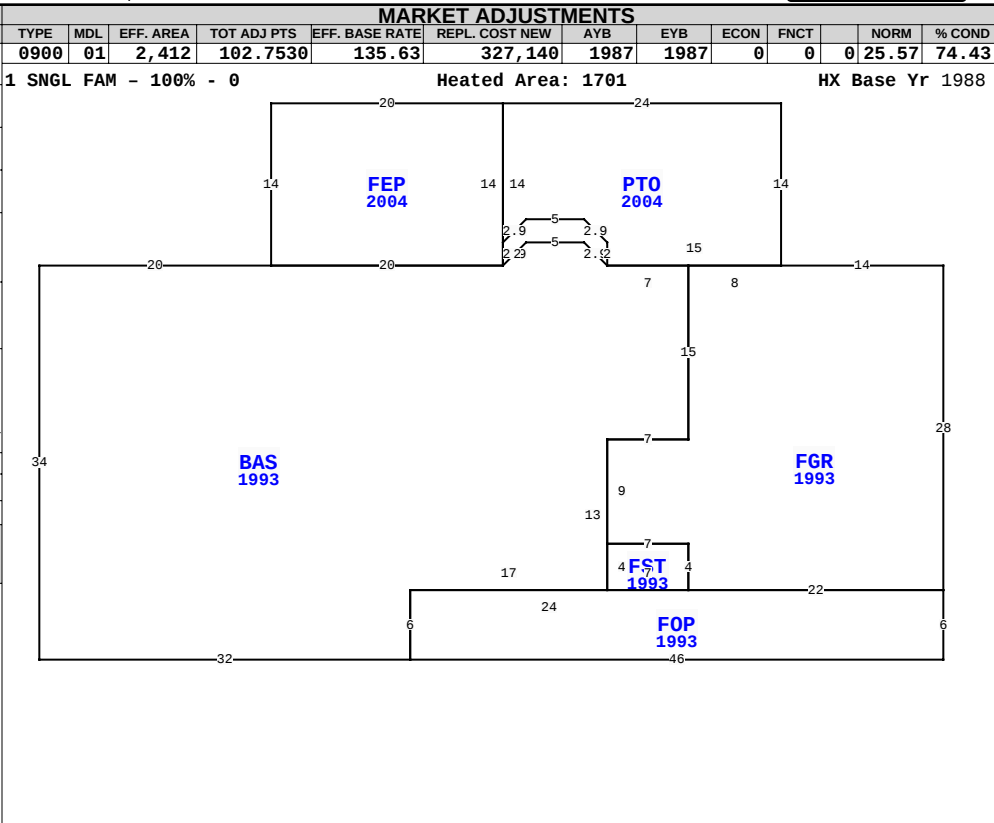
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1993	1,701	171,715
FEP	280	80	2004	224	22,613
FGR	679	55	1993	373	37,654
FOP	276	30	1993	83	8,379
FST	28	55	1993	15	1,514
PTO	322	5	2004	16	1,615

TOTALS	3,286			2,412	243,490
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50
2	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50
6	0811	CONCRETE B	0	100	0	0	936.00	SF	5.20
7	0810	CONCRETE A	0	100	18	17	306.00	SF	6.50
8	0803	ASPHALT C	0	100	0	0	1,298.00	SF	1.00

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	0006	OR	0.00	0.00	1.03

REVIEW DATE	05/12/2019	BY	KBA
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54745 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	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	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,287	
2	0810	CONCRETE A	0	100	48	3	144.00	SF	6.50	6.50	100	1987	1987	3	49.5	463	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
4	0810	CONCRETE A	0	100	8	10	80.00	SF	6.50	6.50	100	1987	1987	3	49.5	257	
5	0810	CONCRETE A	0	100	3	3	9.00	SF	6.50	6.50	100	1987	1987	3	49.5	29	
6	0811	CONCRETE B	0	100	0	0	936.00	SF	5.20	5.20	100	1990	1990	3	57	2,774	
7	0810	CONCRETE A	0	100	18	17	306.00	SF	6.50	6.50	100	2004	2004	3	83	1,651	
8	0803	ASPHALT C	0	100	0	0	1,298.00	SF	1.00	1.00	100	2007	2007	3	58	753	

TOTAL OB/XF													9,314	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
06 OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00				

Total Acres: 1.03	Total Land Value: 46,350	Market: 0	Agricultural: 0	Common: 46,350
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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		252,590		
TOTAL MARKET OB/XF VALUE		9,314		
TOTAL LAND VALUE - MARKET		46,350		
TOTAL MARKET VALUE		308,254		
SOH/AGL Deduction		157,710		
ASSESSED VALUE		150,544		
TOTAL EXEMPTION VALUE		HX HB	50,722	
BASE TAXABLE VALUE		99,822		
TOTAL JUST VALUE		308,254		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		286,846		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13866	GARAGE	19,008	10/20/2004
R6769	REPAIR/RRF	800	10/20/2004
B13185	XFOB	5,600	07/01/2004
R5239	REPAIR/RRF	2,000	07/01/2003
3675	N/A	47,900	10/23/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0496/1273	8/01/1986	WD	U	V		12,000	
GRANTOR:							
GRANTEE:							
0382/0025	3/01/1983	WD	Q	V		7,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W14 PTO=[YR=2004] N14 W24 FEP=[YR=2004] W20 S14 BAS=[YR=1993] W20 S34 E32 FOP=[YR=1993] E46 N6 W22 FST=[YR=1993] N4 W7 S4 E7 \$ W24 S6 \$ N6 E17 N13 E7 N15 W7N2 U2 L2 W5 D2 L2 S2 W20 \$ E20 N14 \$ S14 U2 R2 E5 R2 D2 E15 \$ W8 S15 W7 S9 E7 S4 E22 N28 \$.									

HESTER JAMES D & DEBORAH LYNN
54745 CHURCH ROAD
CALLAHAN, FL 32011

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