

TRACTS 32 & 33
IN OR 1638/1911
2005 MERIT DW/MH

JACKSON CLAYTON L/RICHARDVILLE JAMES V
54611 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0032-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 30 VINYL 100										0800 02 1,920 121.6000 103.36 198,451 2005 2005 0 0 0 46.00 54.00										STANDARD									
Roof Structur 03 GABLE/HIP 100										1 M/H 94+ - 100% - 2010										Heated Area: 1920 HX Base Yr 2010									
Roof Cover 03 COMP SHNGL 100										64 30 30 64 BAS 2011										BUILDING MARKET VALUE 107,164									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 32,036									
Interior Floo 11 CLAY TILE 60																				TOTAL LAND VALUE - MARKET 106,200									
Interior Floo 14 CARPET 40																				TOTAL MARKET VALUE 245,400									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 103,836									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 141,564									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Bathrooms 2 100																				BASE TAXABLE VALUE 90,842									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 245,400									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100										INCOME VALUE																			
BUD8 Adjustme 06 DIST 1D 100										PREVIOUS YEAR MKT VALUE 196,334																			
Quality 03 Quality Level 03										MISC CRPT + CC = NV: 10/23KW																			
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 1,920 100 2011 1,920 107,164																													
TOTALS 1,920 1,920 107,164																													
EXTRA FEATURES										54611 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										BLD DATE LGL DATE XF DATE LAND DATE INC DATE AG DATE																			
1 0940 SHEDS/PORT 0 100 12 12 144.00 SF 18.30 18.30 100 1982 1982 3 20 527										05/09/2025 MLU																			
2 0510 GARAGE WD- 0 100 24 14 336.00 SF 23.45 23.45 100 1990 1990 3 20 1,576																													
3 2703 QUONSET AB 0 100 54 40 2,160.00 SF 18.00 18.00 100 1994 1994 3 20 7,776																													
4 0351 CARPORT MT 0 100 35 24 840.00 SF 5.60 5.60 100 1994 1994 3 20 941																													
5 0936 SEPTC TANK 0 100 0 0 1.00 UT 6,000.00 6,000.00 100 2011 2011 3 100 6,000																													
6 0937 WELL 0 100 0 0 1.00 UT 6,000.00 6,000.00 100 2011 2011 3 100 6,000																													
7 0680 POLE SHED 1 100 60 24 1,440.00 SF 10.00 10.00 100 2024 2012 64 9,216																													
LAND DESCRIPTION										TOTAL OB/XF 32,036																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100 0006 OR 0.00 0.00 3.54 AC 1.00 1.00 1.00 30,000.00 30,000.00 106,200																													
REVIEW DATE 01/06/2023 BY KWA										Total Acres: 3.54 Total Land Value: 106,200 Market: 0 Agricultural: 0 Common: 106,200 PRINTED 07/30/2025 BY SYS																			