PT OF LOT 36
IN OR 2388/1958
R360159 & R360160

LYNCH CHRISTOPHER M
54674 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0036-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

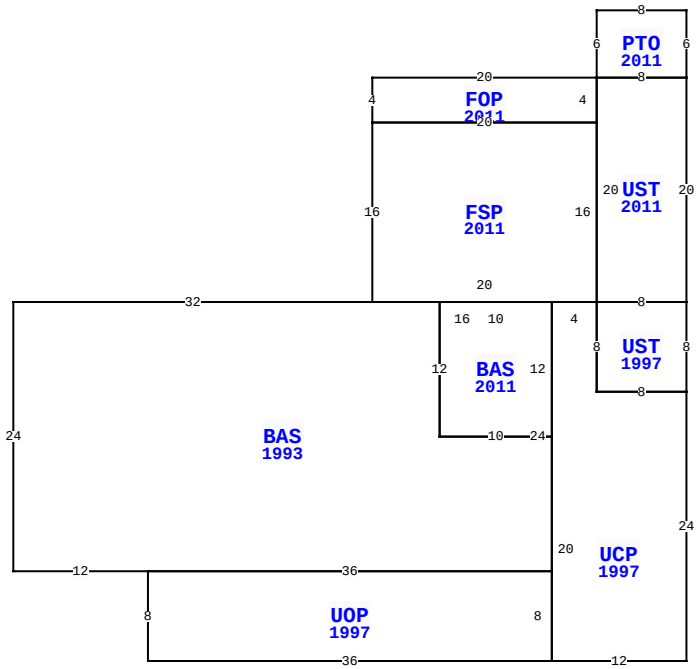
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,152	100	1993	1,152	32,514
BAS	120	100	2011	120	3,387
FOP	80	30	2011	24	677
FSP	320	60	2011	192	5,419
PTO	48	5	2011	2	56
UCP	440	20	1997	88	2,484
UOP	288	25	1997	72	2,032
UST	64	55	1997	35	988
UST	160	55	2011	88	2,484
TOTALS	2,672			1,773	50,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,773	117.6000	94.08	166,804	1984	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2021 Heated Area: 1272 HX Base Yr 2021



54674 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		50,041
TOTAL MARKET OB/XF VALUE		3,051
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		98,092
SOH/AGL Deduction		35,277
ASSESSED VALUE		62,815
TOTAL EXEMPTION VALUE	HX HB	37,815
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		98,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2388/1958	9/01/2020	QC	U	I	11	70,000
GRANTOR: DEHNKE KEVIN						
GRANTEE: LYNCH CHRISTOPHER M						
1645/1223	10/14/2009	WD	U	I	12	36,800
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: DEHNKE KEVIN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2011] W8 S6 FOP=[YR=2011] W20 S4 FSP=[YR=2011] S16 BAS=[YR=1993] W32 S24 E12 UOP=[YR=1997] S8 E36 UCP=[YR=1997] E12 N24 UST=[YR=1997] N8 UST=[YR=2011] N20 W8 S20 E8$ W8 S8 E8$ W8 N8 W4 BAS=[YR=2011] S12 W10 N12 E10$ W10 S12 E10 S20$ N8 W36$ E36 N24 W16$ E20 N16 W20$ E20 N4$E8 N6 $.

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	0811	CONCRETE B	0	100	29	20	580.00	SF	5.20	5.20	100	1995	1995	3	68	2,051	
2	0810	CONCRETE A	0	100	0	0	169.00	SF	6.50	6.50	100	2011	2011	3	91	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,051

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS