TRACT 37
IN OR 2769 PG 1399
REPLAT OF OGILVIE LOT 9 SUB

JAMES DEBBIE ANN L/E/
54672 CHURCH ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299R-0037-0000

BUILDING CHARACTERISTICS

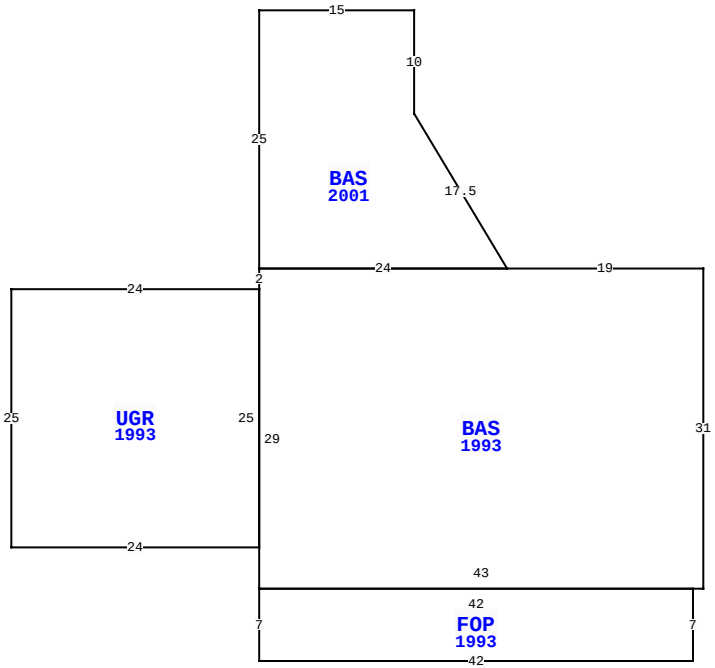
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,333	100	1993	1,333	111,421
BAS	443	100	2001	443	37,029
FOP	294	30	1993	88	7,356
UGR	600	45	1993	270	22,568
TOTALS	2,670			2,134	178,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,134	106.8200	106.82	227,954	1987	1995	0	0	0	21.75	78.25

1 SINGLE FAM – 100% - 0 Heated Area: 1776 HX Base Yr 1987



54672 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

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	0	0	768.00	SF	5.20	5.20	100	1995	1995	3	68	2,716	
2	0810	CONCRETE A	0	100	24	15	360.00	SF	6.50	6.50	100	2005	2005	3	84	1,966	
3	0861	POOL GUNIT	0	100	0	0	442.00	SF	85.00	85.00	100	2004	2004	3	32	12,022	
4	0845	KOOL DECK	0	100	0	0	650.00	SF	7.25	7.25	100	2004	2004	3	83	3,911	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		190,221
TOTAL MARKET OB/XF VALUE		20,615
TOTAL LAND VALUE - MARKET		85,644
TOTAL MARKET VALUE		296,480
SOH/AGL Deduction		96,549
ASSESSED VALUE		199,931
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,209
TOTAL JUST VALUE		296,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,419

MISC SHED = NV: 10/23KW
EYB ADJSTD FOR ADDTN
APPT NEEDED FOR FC'S

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3869	N/A	34,950	02/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2769/1399	2/21/2025	SW	U	I	11	100
GRANTOR: JAMES DEBBIE ANN						
GRANTEE: JAMES DEBBIE ANN RE						
0404/0209	11/01/1983	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 BAS=[YR=2001] U15 L9 N10 W15 S25 E24$ W24 S2 UGR=[YR=1993] W24 S25 E24 N25$ S29 FOP=[YR=1993] S7 E42 N7 W42$ E43 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 20,615

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	5.49	AC		1.00	1.00	0.80	19,500.00	15,600.00	85,644							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.49 Total Land Value: 85,644 Market: 0 Agricultural: 0 Common: 85,644 PRINTED 07/30/2025 BY SYS

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Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

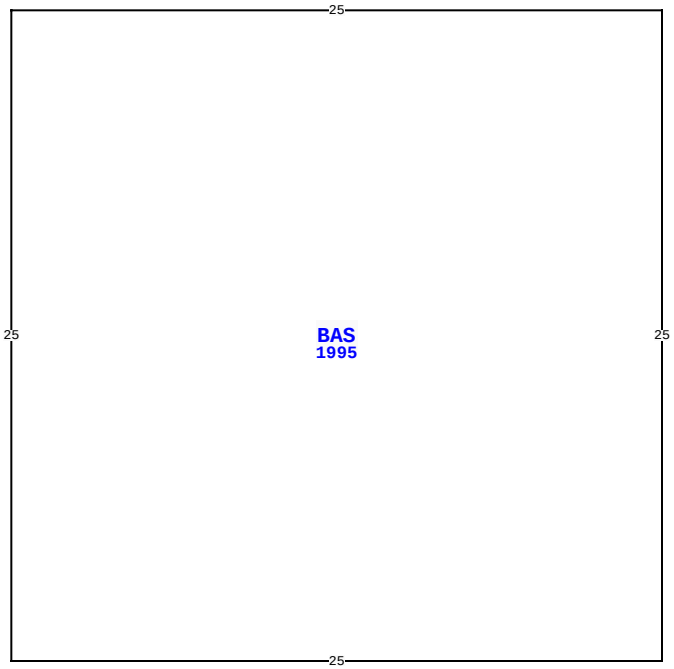
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	625	100	1995	625	11,847
TOTALS	625			625	11,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	625	102.4650	37.91	23,694	1995	1995	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 625 HX Base Yr 1987



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TOTAL JUST VALUE		296,480
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INCOME VALUE		
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0404/0209	11/01/1983	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W25 S25 E25 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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