

CHURCH OF GOD AT CALLAHAN
541798 US HWY 1
CALLAHAN, FL 32011-0643

49-2N-25-4100-0001-0100

[illegible]

PT OR 701/1631
PT OF LOT 1
ESMT OR 1619/1660

CHURCH OF GOD AT CALLAHAN
541798 US HWY 1
CALLAHAN, FL 32011-0643

2025

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	02	ROLL COMP 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	07	CORK/VTILE 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		2 100			
Frame	02	WOOD FRAME 100			
Story Height		9 100			
RMS		2 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	7100	CHURCHES			
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	1,091	100	2011	1,091	51,578
DCK	84	10	2011	8	378
STR	12	10	2011	1	48
TOTALS	1,187			1,100	52,003

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,100	87.8850	71.63	78,793	2011	2011	0	0	0	34.00	66.00

2 MH OFFICE - 0% - 0

Heated Area: 1091

HX Base Yr

13

7

12

7

4

3

4

3

DCR
2011

47

25

40

BAS
2011

BLD DATE

07/22/2020

KK

LGL DATE

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	13	PREFAB PNL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LVT/LAMMT 70			
Interior Floo	14	CARPET 30			
Interior Floo	19	MARBLE 10			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		17 100			
Frame		05 STEEL 100			
Story Height		10 100			
RMS		14 100			
Stories	1.	1. 100			
Quality	03	Quality Level 03			
DOR CODE	7100	CHURCHES			
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	5,943	100	2025	5,943	661,634
CAN	28	30	2025	8	891
CAN	64	30	2025	19	2,115
CAN	88	30	2025	26	2,895
FOP	58	30	2025	17	1,893
TOTALS	6,181			6,013	669,427

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7102	04	6,013	100.7475	111.33	669,427	2024	2024	0	0	0.00	100.00
3 EDU RELGUS - 0% - 2025											
Heated Area: 5943											
HX Base Yr											
541798 US HWY 1, CALLAHAN											
BLD DATE	07/22/2020		KK	LGL DATE							
XF DATE	07/22/2020		KK	LAND DATE	05/09/2025						
INC DATE				AG DATE							

NASSAU COUNTY PROPERTY										PAGE 3 of 3		6
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 6							Tax Dist:					
BUILDING MARKET VALUE							3,079,865					
TOTAL MARKET OB/XF VALUE							130,942					
TOTAL LAND VALUE - MARKET							201,500					
TOTAL MARKET VALUE							3,412,307					
SOH/AGL Deduction							861,429					
ASSESSED VALUE							2,550,878					
TOTAL EXEMPTION VALUE							02		2,550,878			
BASE TAXABLE VALUE							0					
TOTAL JUST VALUE							3,412,307					
NCON VALUE							625,125					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							2,803,797					