LOTS 11 & 12
MCARTHUR SUB PB 3/16

CHURCH OF CHRIST CALLAHAN
PO BOX 266
CALLAHAN, FL 32011

2025

49-2N-25-4140-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

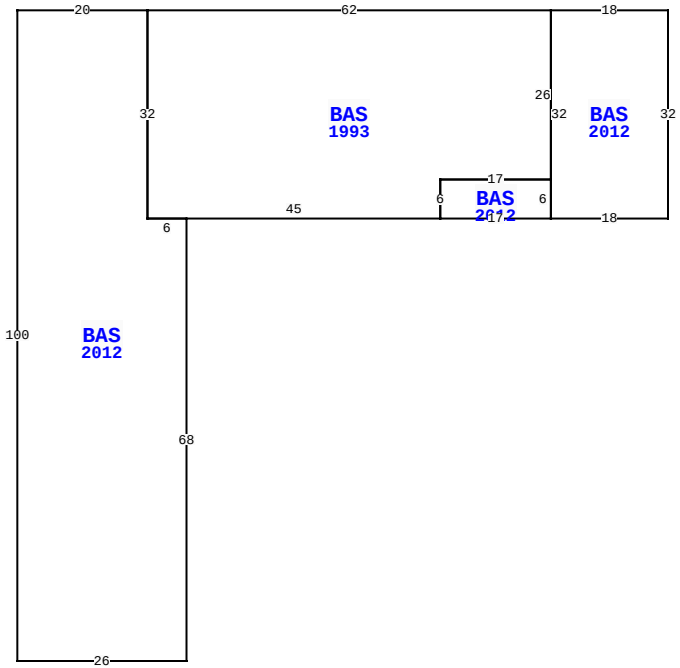
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100	1993	1,882	209,056
BAS	102	100	2012	102	11,330
BAS	576	100	2012	576	63,983
BAS	2,408	100	2012	2,408	267,485
TOTALS	4,968			4,968	551,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	4,968	88.3116	137.99	685,534	1985	1985	0	0	0	19.50	80.50

1 CHURCH – 0% - 0 Heated Area: 4968 HX Base Yr



45137 MICKLER ST, CALLAHAN

BLD DATE	02/17/2022 KK	LGL DATE	
XF DATE	02/17/2022 KK	LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		551,855
TOTAL MARKET OB/XF VALUE		16,589
TOTAL LAND VALUE - MARKET		107,800
TOTAL MARKET VALUE		676,244
SOH/AGL Deduction		464,154
ASSESSED VALUE		212,090
TOTAL EXEMPTION VALUE	02	212,090
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		676,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W18 BAS=[YR=1993] W62 BAS=[YR=2012] W20 S100 E26 N68 W6 N32$ S32 E45 BAS=[YR=2012] E17 N6 W17 S6$ N6 E17 N26$ S32 E18 N32$.

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	0803	ASPHALT C	0	0	0	0	3,900.00	SF	2.00	2.00	100	1990	1990	3	50	3,900	
2	0812	CONCRETE C	0	0	0	0	3,108.00	SF	4.00	4.00	100	1990	1990	3	57	7,086	
3	0940	SHEDS/PORT	0	0	12	9	108.00	SF	30.00	30.00	100	2000	2000	3	20	648	
4	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
5	0402	CONC BUMPE	0	0	0	0	31.00	UT	25.00	25.00	100	1990	1990	3	66	512	
6	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1990	1990	3	27	243	
7	0424	CL FNC 6'	0	0	21	0	21.00	LF	20.00	20.00	100	1990	1990	3	26	109	
8	0351	CARPORT MT	0	0	24	18	432.00	SF	10.00	10.00	100	2013	2013	3	55	2,376	
9	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	2005	2005	3	64	995	

LAND DESCRIPTION

TOTAL OB/XF 16,589

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	007100	C	CHURCH	0		RL	154.00	171.00	154.00	FF		1.00	1.00	1.00	700.00	700.00	107,800							

REVIEW DATE 10/30/2024 BY DC Total Acres: 0.00 Total Land Value: 107,800 Market: 0 Agricultural: 0 Common: 107,800 PRINTED 07/30/2025 BY SYS