PT F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 145/355
ESMT IN OR 2651-1810

GREATER MT PLEASANT BAPTIST CHURCH
45031 HISTORICAL LANE
CALLAHAN, FL 32011

2025

51-2N-25-0000-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45031 HISTORICAL LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,024
TOTAL MARKET VALUE		87,024
SOH/AGL Deduction		0
ASSESSED VALUE		87,024
TOTAL EXEMPTION VALUE	02	87,024
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		87,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		121,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0145/0355	9/26/1972	WD	U	I	17	100
GRANTOR: GREATER MT PLEASANT B						
GRANTEE: GREATER MT PLEASANT						
0132/0033	8/27/1945	WD	U	I	17	100
GRANTOR: BRANDIES W H & MAMIE						
GRANTEE: MOUNT PLEASANT BAPT						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	007001	C	V IN/XFOB	0		CI	120.00	190.00	29,008.00	SF		1.00	1.00	1.00	3.00	3.00	87,024							

REVIEW DATE 02/17/2022 BY KK Total Acres: 0.00 Total Land Value: 87,024 Market: 0 Agricultural: 0 Common: 87,024 PRINTED 07/30/2025 BY SYS