PT OF F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 32/440

CHURCH OF GOD STATE OFFICE
PO BOX 236335
COCOA, FL 32923-6335

2025

51-2N-25-0000-0033-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
MAP NUM		MKT AREA	07
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

HOLLOWAY LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,800
TOTAL MARKET VALUE		10,800
SOH/AGL Deduction		6,967
ASSESSED VALUE		3,833
TOTAL EXEMPTION VALUE	02	3,833
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		10,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0032/0440	1/24/1963	WD	U	V	17	100
GRANTOR: BELL OLIVER W & LOUIS						
GRANTEE: CHURCH OF GOD						
0193/0008	3/06/1952	WD	U	V	24	100
GRANTOR: MCNAIR ELEN ESTATE						
GRANTEE: BELL OLIVER W						

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	007000	C	VAC INSTITAL	0		RL	0.00	0.00	0.24	AC		1.00	1.00	1.00	45,000.00	45,000.00	10,800							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 0.24 Total Land Value: 10,800 Market: 0 Agricultural: 0 Common: 10,800 PRINTED 07/30/2025 BY SYS