

PT OF SE1/4 OF SW1/4
IN OR 949/1430 & OR 1791/183
EX R/W OR 253/309

GREEN RANDALL O & JOANNE M
54137 CHURCH RD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	1993	1,996	228,883
FGR	496	55	1993	273	31,305
UCP	576	20	1993	115	13,187
UST	80	45	1993	36	4,128
TOTALS	3,148			2,420	277,504

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0511	GARAGE CB-	0	100	39	24	936.00	SF	40.00	40.00	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
7	0940	SHEDS/PORT	0	100	16	30	480.00	SF	30.00	30.00	
8	0940	SHEDS/PORT	0	100	30	30	900.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,420	119.5600	166.19	402,180	1978	1983	0	0	0 31.00	69.00
1 SNGL FAM 100% - 1972 Heated Area: 1996 HX Base Yr 1972											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
54137 CHURCH RD, CALLAHAN				05/07/2026 MLU			

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						277,504					
TOTAL MARKET OB/XF VALUE						62,219					
TOTAL LAND VALUE - MARKET						50,000					
TOTAL MARKET VALUE						389,723					
SOH/AGL Deduction						220,102					
ASSESSED VALUE						169,621					
TOTAL EXEMPTION VALUE						51,411					
BASE TAXABLE VALUE						118,210					
TOTAL JUST VALUE						389,723					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						352,933					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3473	N/A	12,025	07/10/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1791/0183	10/14/2011	QC	U	I	11	100			
GRANTOR: GREEN JOSEPH B									
GRANTEE: GREEN RANDALL O & J									
0949/1430	9/18/2000	WD	Q	I	01	100			
GRANTOR: GREEN RANDALL O & JOA									
GRANTEE: GREEN RANDALL & JO									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W1 N20 W20 S20 W28 S4 W1 FGR=[YR=1993] W14 UST=[YR=1993] W10 UCP=[YR=1993] W24 S24 E24 N24\$ S8 E10 N8\$ S8 W10 S16 E24 N24\$ S28 E50 N32\$.											