

RAU TIMOTHY D/RAU DONNA G
54784 CHURCH RD
CALLAHAN, FL 32011

08-3N-24-2380-0012-0023

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall15CONC BLOCK 80

Exterior Wall17CB STUCCO 20

Roof Structure04WOOD TRUSS 100

Roof Cover02ROLL COMP 100

Interior Wall03PLASTER 70

Interior Wall04PLYWOOD 30

Interior Floor07CORK/VTILE 100

Ceiling01FIN.SUSPD 100

Air Condition Heating Type Fixtures02WINDOW 100
03FORCED AIR 100
2 100

Frame Story Height RMS03MASONRY 100
12 100
3 100

Stories Units BUD8 Adjustme Occupancy Quality031. 100
0 100
03DIST HI 100
00OWNER OCC 100
03Quality Level 03

DOR CODE1100STORES, 1 STORY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6002.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,01610019931,01669,393

FST64501993322,186

TOTALS1,0801,04871,578

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECNFNCTNORM% COND

1101041,04892.2950136.60143,157197019750050.0050.00

1 RETAILSTOR 0% - 0Heated Area: 1016HX Base Yr

FST1993

BAS1993

NASSAU COUNTY PROPERTY PAGE 1 of 13

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE71,578

TOTAL MARKET OB/XF VALUE393

TOTAL LAND VALUE - MARKET19,688

TOTAL MARKET VALUE91,659

SOH/AGL Deduction17,878

ASSESSED VALUE73,781

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE73,781

TOTAL JUST VALUE91,659

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE82,042

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD SALE PRICE

2110/18343/30/2017QC U I 11100

GRANTOR:RAU TIMOTHY D

GRANTEE:RAU DONNA G & TIMOT

1341/19748/15/2005WD U I 1265,000

GRANTOR:SMITH RUBY A

GRANTEE:RAU TIMOTHY DALE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FST=[YR=1993] W8 S8 E8 N8 \$ S8 W8 S32 E27 N40 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A000072.00SF6.506.5010020062006384393

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT D TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00004C-130.00105.003,150.00SF1.001.001.006.256.2519,688

REVIEW DATE01/01/2023BYCDTotal Acres: 0.07Total Land Value: 19,688Market: 0Agricultural: 0Common: 19,688PRINTED 07/09/2026 BY SYS