

LOT 5  
IN OR 2031/738  
CHURCH ROAD EST PB 7/301

SMITH ALLISON/SAWYER THOMAS L  
54100 CHURCH RD  
CALLAHAN, FL 32011

2026

10-1N-25-022H-0005-0000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 90       |
| Exterior Wall            | 20 | FACE BRICK 10  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 11 | CLAY TILE 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    | 0  | 0 100          |
| Occupancy                | 00 | NONE 100       |

Quality 03 Quality Level 03  
DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 08

NEIGHBORHOOD/LOC 8024.00

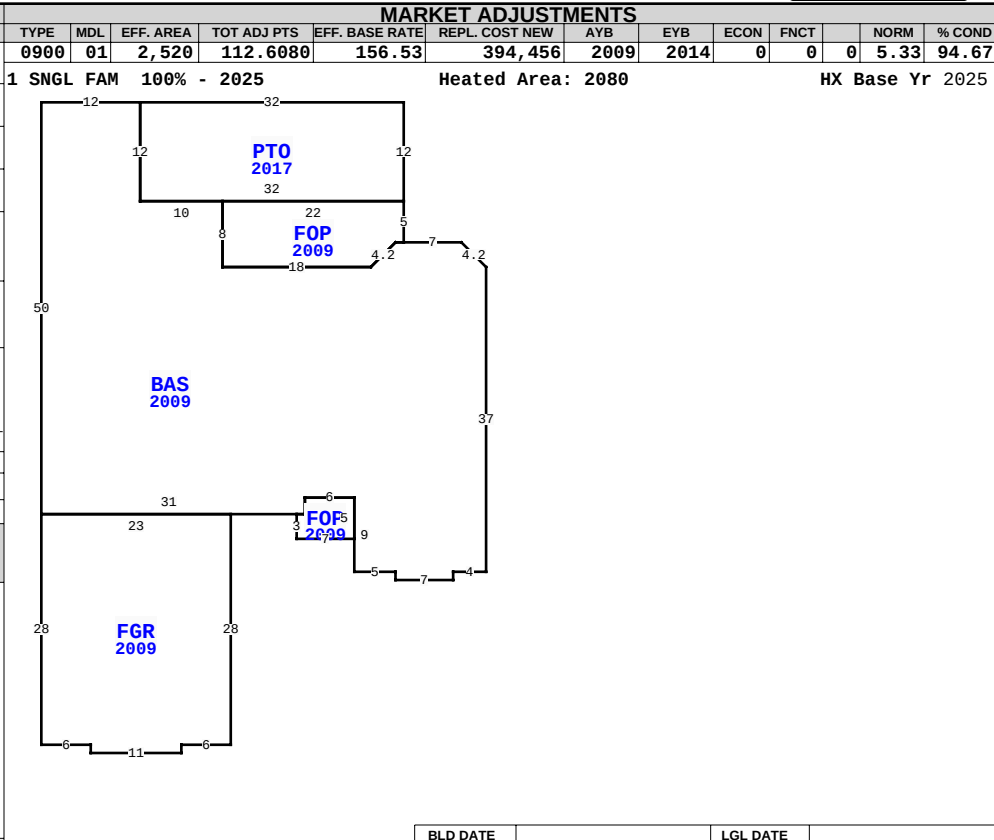
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,080            | 100         | 2009 | 2,080        | 308,228              |
| FGR       | 655              | 55          | 2009 | 360          | 53,347               |
| FOP       | 33               | 30          | 2009 | 10           | 1,482                |
| FOP       | 169              | 30          | 2009 | 51           | 7,558                |
| PTO       | 384              | 5           | 2017 | 19           | 2,815                |
| TOTALS    | 3,321            |             |      | 2,520        | 373,431              |

EXTRA FEATURES

| L N | 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 |
|-----|------------|-------------|---------|-------|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 2   | 0510       | GARAGE WD-  | 0 100   | 40 26 | 1,040.00 | SF | 35.00 | 35.00          | 100       | 2017    | 2017        | 3 | 78     | 28,392          |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 28,392   |     |     |          |       |       |             |           |     |          |        |         |            |                |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE |
| 1                | 000100   | C   | RES                  | 100 |     | OR       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00     | 1.00   | 1.00    | 50,000.00  | 50,000.00      |

REVIEW DATE 01/01/2023 BY CD



| NASSAU COUNTY PROPERTY    |              |  | PAGE 1 of 1 | 6 |
|---------------------------|--------------|--|-------------|---|
| VALUATION SUMMARY         |              |  | STANDARD    |   |
| VALUATION BY              | Tax Group: 6 |  | Tax Dist:   |   |
| BUILDING MARKET VALUE     | 373,431      |  |             |   |
| TOTAL MARKET OB/XF VALUE  | 28,392       |  |             |   |
| TOTAL LAND VALUE - MARKET | 50,000       |  |             |   |
| TOTAL MARKET VALUE        | 451,823      |  |             |   |
| SOH/AGL Deduction         | 3,486        |  |             |   |
| ASSESSED VALUE            | 448,337      |  |             |   |
| TOTAL EXEMPTION VALUE     | HX HB 51,411 |  |             |   |
| BASE TAXABLE VALUE        | 396,926      |  |             |   |
| TOTAL JUST VALUE          | 451,823      |  |             |   |
| NCON VALUE                | 0            |  |             |   |
| INCOME VALUE              |              |  |             |   |
| PREVIOUS YEAR MKT VALUE   | 436,550      |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B1702906   | NEW CONSTR  | 46,839  | 05/01/2017 |
| C22049     | CO ISSUED   | 0       | 11/01/2009 |
| M14370     | MECH OTHER  | 0       | 02/01/2009 |
| E21509     | ELEC OTHER  | 1,000   | 12/01/2008 |
| P13582     | OTHER       | 0       | 12/01/2008 |
| B22049     | NEW CONSTR  | 194,634 | 11/01/2008 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 2031/0738                      | 12/28/2015 | QC        | U   | I   | 11     |
| GRANTOR: SAWYER THOMAS L       |            |           |     |     |        |
| GRANTEE: SAWYER THOMAS L & A   |            |           |     |     |        |
| 2010/0098                      | 10/16/2015 | SW        | U   | I   | 18     |
| GRANTOR: SECRETARY OF VETERANS |            |           |     |     |        |
| GRANTEE: SAWYER THOMAS L       |            |           |     |     |        |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

BUILDING DIMENSIONS

BAS=[YR=2009] U3 L3 W7 FOP=[YR=2009] N5 PTO=[YR=2017] N12 W32 S12 E32\$W22 S8 E18 U3 R3 E1\$ W1 D3 L3 W18 N8 W10 N12 W12 S50 FGR=[YR=2009] S28 E6 S1 E11 N1 E6 N28 W23\$ E31 FOP=[YR=2009] S3 E7 N5 W6 S2 W1\$ E1 N2 E6 S9 E5 S1 E7N1 E4 N37\$.