

LOT 7
IN OR 2134/850
CHURCH ROAD EST PB 7/301

OBERRY JAMES R JR & VIRGINIA E
54120 CHURCH ROAD
CALLAHAN, FL 32011

2026

10-1N-25-022H-0007-0000



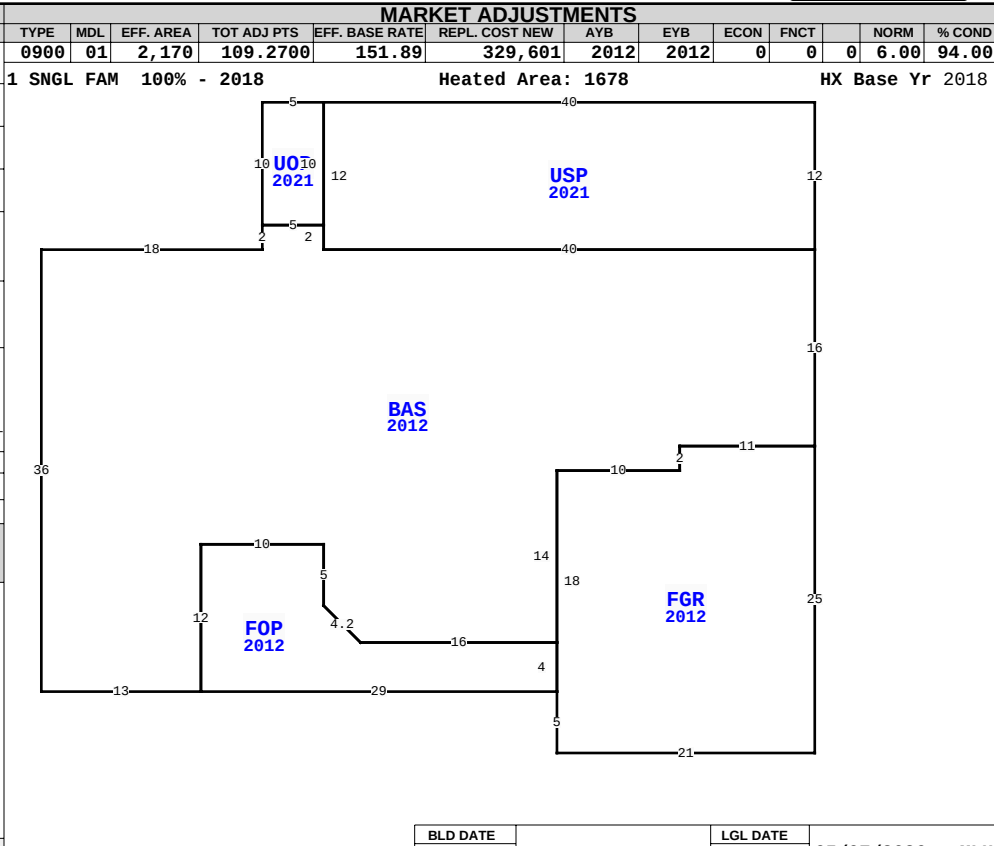
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,678	100	2012	1,678	239,579
FGR	505	55	2012	278	39,692
FOP	201	30	2012	60	8,566
UOP	50	20	2021	10	1,428
USP	480	30	2021	144	20,560
TOTALS	2,914			2,170	309,825

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00

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



TOTAL OB/XF									
61,880									

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61,880									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 6									
VALUATION SUMMARY									
STANDARD									
Tax Group: 6 Tax Dist:									
BUILDING MARKET VALUE 309,825									
TOTAL MARKET OB/XF VALUE 61,880									
TOTAL LAND VALUE - MARKET 50,000									
TOTAL MARKET VALUE 421,705									
SOH/AGL Deduction 182,486									
ASSESSED VALUE 239,219									
TOTAL EXEMPTION VALUE HX HB 51,411									
BASE TAXABLE VALUE 187,808									
TOTAL JUST VALUE 421,705									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 393,006									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009554	SWIM POOL	62,478	10/12/2020
B1226090	CO ISSUED	0	02/04/2013
E25260	NEW CONSTR	0	07/01/2012
B26090	NEW CONSTR	196,616	06/01/2012

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2134/0850	5/12/2017	WD	U	I	11	100			
GRANTOR: MILLER BRIAN E & ANGE									
GRANTEE: OBERRY JAMES R JR &									
2121/0523	5/12/2017	WD	P	I	98	227,500			
GRANTOR: MILLER BRIAN E & ANGE									
GRANTEE: O'BERRY JAMES R JR									

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2021] N12 W40 UOP=[YR=2021] W5 S10 BAS=[YR=2012] S2 W18 S36 E13 FOP=[YR=2012] E29 FGR=[YR=2012] S5 E21N25 W11 S2 W10 S18\$ N4 W16 U3 L3 N5 W10 S12\$ N12 E10 S5 D3 R3 E16 N14 E10 N2 E11 N16 W40 N2 W5\$E5 N10\$ S12 E40\$.									