

PT GOVT LOT 3 OF SEC 10-1N-25E
IN OR 2790/1161
A/K/A TRACT C

BRITTO ADDANYA & DERRICK
54138 CHURCH RD
CALLAHAN, FL 32011

2026

10-1N-25-2880-000C-0012



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	30	VINYL 100	0820	02	941	133.1000	113.14	106,465	1987	2017	0	0	0	20.00	80.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 M/H 93- 100% - 2026														Heated Area: 926 HX Base Yr 2026												
Roof Cover	12	MODULAR MT 100	BAS2010 UOP2023														VALUATION BY STANDARD												
Interior Wall	05	DRYWALL 100															Tax Group: 6 Tax Dist:												
Interior Floo	13	LVT/LAMMT 100															BUILDING MARKET VALUE 85,172												
Air Condition	03	CENTRAL 100															TOTAL MARKET OB/XF VALUE 5,012												
Heating Type	04	AIR DUCTED 100															TOTAL LAND VALUE - MARKET 80,000												
Bedrooms	2	100															TOTAL MARKET VALUE 170,184												
Bathrooms	2	100															SOH/AGL Deduction 4,510												
Frame	02	WOOD FRAME 100															ASSESSED VALUE 165,674												
Stories	0	0 100															TOTAL EXEMPTION VALUE HX HB 51,411												
Units		0 100															BASE TAXABLE VALUE 114,263												
Quality 04 Quality Level 04			TOTAL JUST VALUE 170,184																										
DOR CODE 0200 MOBILE HOME			NCON VALUE 34,843																										
MAP NUM MKT AREA 08			INCOME VALUE																										
NEIGHBORHOOD/LOC 8024.00			PREVIOUS YEAR MKT VALUE 125,717																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	926	100	2010	926	83,814																								
UOP	60	25	2023	15	1,358																								
TOTALS	986			941	85,172																								
EXTRA FEATURES						54138 CHURCH RD, CALLAHAN																							
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	18 21	378.00	SF	24.85	24.85	100	1980	1980	3	20	1,879															
3	0504	FP-ELECTRI	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840															
4	1242	WD DECK A	0 100	9 12	108.00	SF	10.00	10.00	100	2000	2000	3	20	216															
5	0681	POLE SHED	0 100	20 9	180.00	SF	15.00	15.00	100	2000	2000	3	26	702															
6	0681	POLE SHED	0 100	14 20	280.00	SF	15.00	15.00	100	2000	2000	3	26	1,092															
7	0351	CARPORT MT	0 100	20 12	240.00	SF	5.90	5.90	100	2000	2000	3	20	283															
LAND DESCRIPTION																		TOTAL OB/XF 5,012											
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	RES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000												
REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS																													