



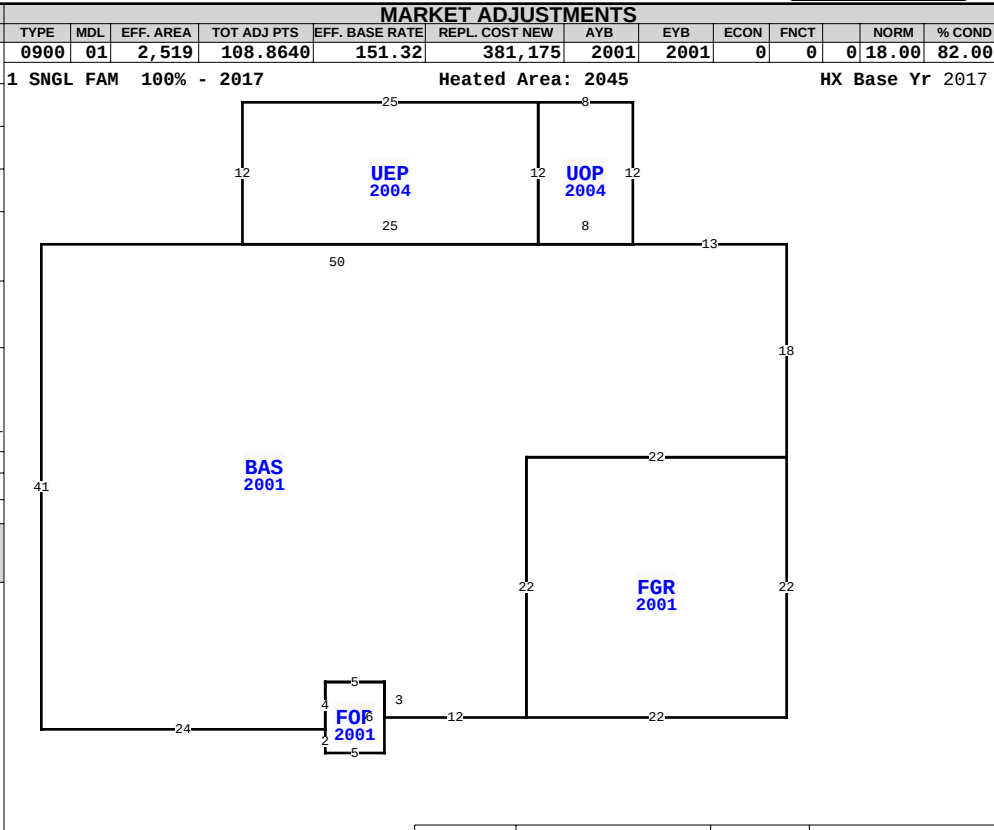
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,045	100	2001	2,045	253,748
FGR	484	55	2001	266	33,006
FOP	30	30	2001	9	1,117
UEP	300	60	2004	180	22,335
UOP	96	20	2004	19	2,358
TOTALS	2,955			2,519	312,564

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0	100	10	16			19.50	100	1975
2	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	2001

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	131.00	331.00	1.00	AC	



54192 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		330,142	
TOTAL MARKET OB/XF VALUE		3,529	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		383,671	
SOH/AGL Deduction		163,442	
ASSESSED VALUE		220,229	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		168,818	
TOTAL JUST VALUE		383,671	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		370,643	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17865	GARAGE	35,904	05/26/2006
R09359	REPAIR/RRF	3,000	05/01/2006
R991652	REPAIR/RRF	0	01/04/1999
6928	MH MOVE-ON	5,000	09/11/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2088/1190	12/09/2016	WD	Q	I	02
GRANTOR: HOLLAND ROBERT J					
GRANTEE: TREADWELL BART JOHN					
0523/0498	7/30/1987	WD	Q	V	
GRANTOR: CAMPBELL WM & M P					
GRANTEE: HOLLAND ROBERT J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2001] W13 UOP=[YR=2004] N12 W8 UEP=[YR=2004] W25 S12 E25 N12\$ S12 E8\$ W50 S41 E24 FOP=[YR=2001] S2 E5 N6 W5 S4\$ N4 E5 S3 E12 FGR=[YR=2001] E22 N22 W22 S22\$ N22 E22 N18\$.											

[illegible]