

PT OF TRACT C IN OR 2601/1214
(EX DRAINAGE ESMT IN
OR 369/451)

KALLAS JOSEPH M & CAROLYN R
54184 CHURCH ROAD
CALLAHAN, FL 32011

2026

10-1N-25-2880-000C-0015



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,282	100
FOP	59	30
STR	14	10
TOTALS	2,355	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,301	116.3799	161.77	372,233	2023	2023	0	0	0.60	99.40
1 SNGL FAM 100% - 2024											
Heated Area: 2282											
HX Base Yr 2024											
30 2 7 2 28 30 8 13 19 3 4 8 7 9 29 BAS 2024 STR 2024 FOP 2024											
BLD DATE				LGL DATE							

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				6															
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																			
Exterior Wall		25		MOD METAL 100		6500		01		500		63.2500		24.67		12,335		2024		2024		0		0		0		1.00		99.00		VALUATION BY					STANDARD												
Roof Structur		10		STEEL FRME 100		2		GARAGE RES		100%		- 2025		Heated Area: 500		HX Base Yr		2024												Tax Group: 6					Tax Dist:														
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					382,212														
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					3,465														
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					50,000														
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					435,677														
Heating Type		01		NONE 100																										SOH/AGL Deduction					29,362														
Bedrooms		0		100																										ASSESSED VALUE					406,315														
Bathrooms		0		100																										TOTAL EXEMPTION VALUE					HX HB 51,411														
Frame		05		STEEL 100																										BASE TAXABLE VALUE					354,904														
																														TOTAL JUST VALUE					435,677														
																														NCON VALUE					0														
																														INCOME VALUE																			
																														PREVIOUS YEAR MKT VALUE					413,280														
Quality		06		Quality Level 06																										PERMIT NUM					DESCRIPTION					AMT					ISSUED				
DOR CODE		0100		SINGLE FAMILY																																													
MAP NUM				MKT AREA																																													
NEIGHBORHOOD/LOC		8024.00																																															
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																							
BAS		500		100		2024		500		12,212																																							
TOTALS		500						500		12,212																																							
EXTRA FEATURES																																																	
BLD DATE																																																	
XF DATE																																																	
INC DATE																																																	
LGL DATE																																																	
LAND DATE																																																	
AG DATE																																																	
OB/XF MKT VALUE																																																	
NOTES																																																	