

IN OR 536 PG 290 (EX 1-4)
EX R/W CASE #01-417CA
UTIL ESMT IN OR 2657-1368

WESCONNETT CHURCH OF CHRIST
% FIRST COAST CHURCH OF CHRIST, PO BOX 1508
CALLAHAN, FL 32011-1508

2026

14-2N-25-0000-0001-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 90			
Exterior Wall	05	AVERAGE 10			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	7	100			
Frame	03	MASONRY 100			
Story Height	9	100			
RMS	8	100			
Stories	1.	1. 100			
Units	0	100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	7100	CHURCHES			
MAP NUM		MKT AREA		08	
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,292	100	1993	4,292	499,116
TOTALS	4,292			4,292	499,116

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
7101	04	4,292	92.4374	153.68	659,595	1990	1990		0	0	24.33	75.67	
1 CHURCH 0% - 0 Heated Area: 4292 HX Base Yr													
450757 SR 200, CALLAHAN													
		BLD DATE	09/04/2014		KK	LGL DATE			05/07/2026	MLU			
		XF DATE				LAND DATE							
		INC DATE				AG DATE							

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				499,116			
TOTAL MARKET OB/XF VALUE				1,730			
TOTAL LAND VALUE - MARKET				121,100			
TOTAL MARKET VALUE				621,946			
SOH/AGL Deduction				215,029			
ASSESSED VALUE				406,917			
TOTAL EXEMPTION VALUE				02	406,917		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				621,946			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				577,901			
</							

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	8	6	48.00	SF	30.00
2	0810	CONCRETE A	0	0	0	0	162.00	SF	6.50
3	0825	BRICK	0	0	8	2	16.00	SF	12.50
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00
TOTAL OB/XF 1,730									
LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	007100	C	CHURCH	0	0004	OR	0.00	0.00	3.46
REVIEW DATE 01/01/2023 BY CD									