

PT SW1/4 OF NW1/4 OF
SEC 14-2N-25E IN OR 1068/3
BEING PARCEL A-1 (EX PT IN

LIBERTY BAPTIST CHURCH OF CALLAHAN INC
55045 MT OLIVE ROAD
CALLAHAN, FL 32011

2026

14-2N-25-0000-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	19	COMMON BRK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

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	1,560	100	1993	1,560	137,683
FCP	260	25	1993	65	5,737
FEP	128	80	1993	102	9,003
FSP	200	40	1993	80	7,061
TOTALS	2,148			1,807	159,483

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	0	10	18	180.00	SF	30.00
2	0680	POLE SHED	0	0	6	18	108.00	SF	10.00
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	7.93

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,807	94.1400	130.85	236,446	1957	1970	0	0	0	32.55	67.45
1 SNGL FAM 0% - 0 Heated Area: 1560 HX Base Yr												
55069 MT OLIVE RD, CALLAHAN												

55069 MT OLIVE RD, CALLAHAN					XF DATE						LAND DATE		05/07/2026		MLU	
					INC DATE						AG DATE					
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
180.00	SF	30.00	30.00	100	1970	1970	3	20	1,080							
108.00	SF	10.00	10.00	100	1970	1970	3	20	216							
1.00	UT	3,500.00	3,500.00	100	1975	1975	3	32	1,120							

TOTAL OB/XF										2,416									
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
1	000100	C	RES	0	0005	OR	0.00	0.00	7.93	AC		1.00	1.00	1.00	25,000.00	25,000.00	198,250		

Total Acres: 7.93	Total Land Value: 198,250	Market: 0	Agricultural: 0	Common: 198,250
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				159,483	
TOTAL MARKET OB/XF VALUE				2,416	
TOTAL LAND VALUE - MARKET				198,250	
TOTAL MARKET VALUE				360,149	
SOH/AGL Deduction				90,333	
ASSESSED VALUE				269,816	
TOTAL EXEMPTION VALUE		02		269,816	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				360,149	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				310,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1978/1608	4/13/2015	MS	U	I	18	100	
GRANTOR: BOARD OF COUNTY COMMI							
GRANTEE: LIBERTY BAPTIST CHU							
1068/0003	7/11/2002	WD	Q	I		227,500	
GRANTOR: COURSON ROBERT & MART							
GRANTEE: LIBERTY BAPTIST CHU							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W6 N6 W10 S6 W43 S3 FSP=[YR=1993] W10									
FCP=[YR=1993] W13 S20 E13 N20\$ S20 E10 N20\$S23 E25 N1 E18									
FEP=[YR=1993] S8 E16 N8 W16\$ E16 N25\$. 12=S6 E34 N6 W34\$E34 N100\$.									