PT SECS 15 & 16-1N-25E
IN OR 2825/1531

LIGHTHOUSE TABERNACLE OF JESUS CHRIST INC
43694 RATLIFF RD
CALLAHAN, FL 32011

2026

16-1N-25-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	16	WD FR STUC 20
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		12 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

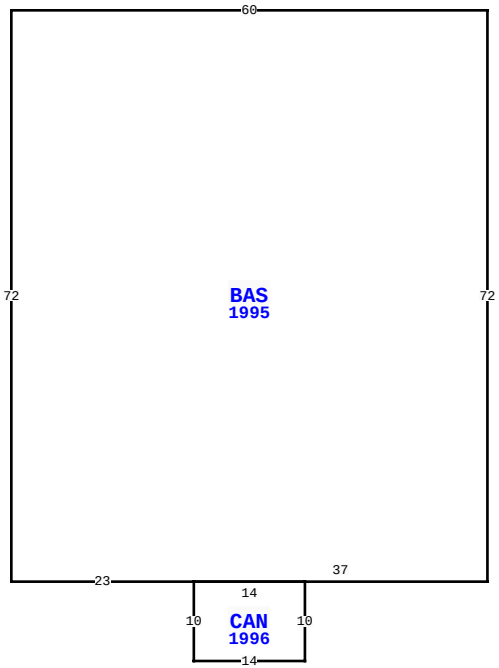
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,320	100	1995	4,320	458,715
CAN	140	30	1996	42	4,460
TOTALS	4,460			4,362	463,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
7101	04	4,362	98.2620	163.36	712,576	1995	1995	0	0	20	15.00	65.00

1 CHURCH 0% - 2026 Heated Area: 4320 HX Base Yr



43694 RATLIFF RD, CALLAHAN

BLD DATE	05/23/2024	REA	LGL DATE		
XF DATE	10/24/2018	KK	LAND DATE	05/07/2026	MLU
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		838,532
TOTAL MARKET OB/XF VALUE		93,093
TOTAL LAND VALUE - MARKET		113,750
TOTAL MARKET VALUE		1,045,375
SOH/AGL Deduction		0
ASSESSED VALUE		1,045,375
TOTAL EXEMPTION VALUE	02	1,045,375
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,045,375
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,172,607

LIGHTHOUSE PRAYER CENTER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008261	REPAIR/RRF	4,522	09/19/2017
B996431	DEMOLITION	0	10/01/1999
B985257	NEW CONSTR	143,010	08/01/1998
B952090	NEW CONSTR	200,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2825/1531	10/14/2025	WD	U	I	17	1,100,000
GRANTOR: FIRST ASSEMBLY OF GOD						
GRANTEE: LIGHTHOUSE TABERNAC						
2666/1027	9/12/2023	WD	U	I	17	32,400
GRANTOR: LIGHTHOUSE PRAYER CEN						
GRANTEE: FIRST ASSEMBLY OF G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W60 S72 E23 CAN=[YR=1996] S10 E14 N10 W14$ E37 N72$.

EXTRA FEATURES

LN	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
1	0810	CONCRETE A	0	0	0	0	388.00	SF	6.50	6.50	100	1983	1983	3	35	883	
2	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1995	1995	3	20	32	
3	1242	WD DECK A	0	0	4	4	16.00	SF	10.00	10.00	100	1995	1995	3	20	32	
4	0812	CONCRETE C	0	0	0	0	26,316.00	SF	4.00	4.00	100	1995	1995	3	66	69,474	
5	0400	CONC CURB	0	0	0	0	544.00	LF	15.00	15.00	100	1995	1995	3	74	6,038	
6	0424	CL FNC 6'	0	0	0	0	584.00	LF	20.00	20.00	100	1995	1995	3	30	3,504	
7	0812	CONCRETE C	0	0	0	0	3,394.00	SF	4.00	4.00	100	2001	2001	3	77	10,454	
8	0978	SECURTY LT	0	0	0	0	7.00	UT	450.00	450.00	100	2002	2002	3	52	1,638	
9	0097	AWNING CN	0	0	0	0	10.00	SF	65.00	65.00	100	2010	2010	3	52	338	
10	4950	BOLLARD	0	0	0	0	7.00	UT	100.00	100.00	100	2002	2002	3	100	700	

TOTAL OB/XF 93,093

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	007100	C	CHURCH	0		OR			3.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	113,750							

REVIEW DATE 01/06/2026 BY TWA Total Acres: 3.25 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

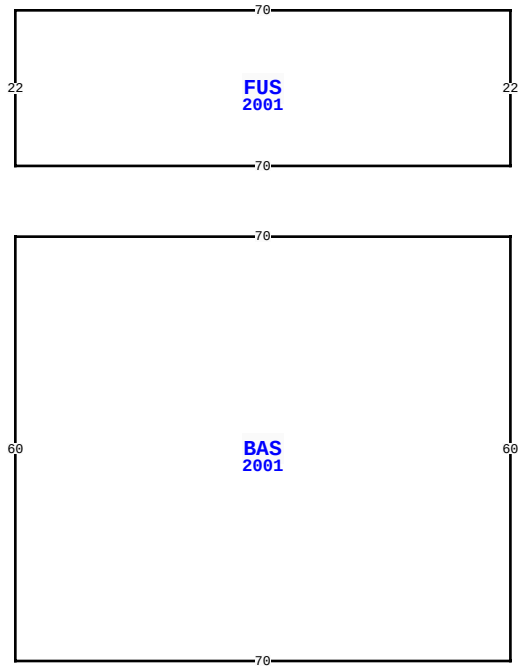
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 60
Interior Wall	05	DRYWALL 40
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	05	STEEL 100
Story Height		11 100
RMS		9 100
Stories	1.5	1.5 100
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	4,200	100	2001	4,200	274,652
FUS	1,540	100	2001	1,540	100,706
TOTALS	5,740			5,740	375,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
7102	04	5,740	75.9177	89.58	514,189	2000	2000	0	0	20	7.00	73.00

2 EDU RELGUS 0% - 2026 Heated Area: 5740 HX Base Yr



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PREVIOUS YEAR MKT VALUE		1,172,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: FIRST ASSEMBLY OF GOD						
GRANTEE: LIGHTHOUSE TABERNAC						
2666/1027	9/12/2023	WD	U	I	17	32,400
GRANTOR: LIGHTHOUSE PRAYER CEN						
GRANTEE: FIRST ASSEMBLY OF G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W70 S60 E70 N60 $ PTR= N10 FUS=[YR=2001] N22 W70 S22 E70 $ S10 $.

EXTRA FEATURES

LN	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
11	0968	STAIRS	0	0	20	3	1.00	SF	0.00	0.00	100	2000	2000	3	100	0	

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2026 BY TWA Total Acres: 3.25 Total Land Value: 113,750 Market: 0 Agricultural: 0 Common: 113,750 PRINTED 07/09/2026 BY SYS