

LOT 33-3 IN SEC 16 &
PARCEL 30-4 IN SEC 9
MH/ID DSI10887A & DSI10887B

PENTECOSTAL BREAD OF LIFE CHURCH INC/
45243 KERI BLVD
CALLAHAN, FL 32011

2026

16-3N-24-2020-0033-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
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	4	100
Frame	03	MASONRY 100
Story Height	0	100
RMS	2	100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	6001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	648	100	1993	648	65,551
FOP	72	30	1993	22	2,226
FUS	648	100	1993	648	65,551
UOP	30	20	1993	6	607

TOTALS	1,398			1,324	133,934
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	716.00	SF	5.20	5.20
2	1242	WD DECK A	0	0	12	4	SF	10.00	10.00
3	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00
4	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00

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	C-1	134.00	240.00	61,770.00

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	
7101	04	1,324	95.4450	158.68	210,092	1954	1954	0	0	0	36.25	63.75	
1 CHURCH 0% - 0 Heated Area: 1296 HX Base Yr													

551446 US HWY 1, HILLIARD	BLD DATE 09/11/2020	KKA	LGL DATE	05/13/2026	DC
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

L N	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	0811	CONCRETE B	0	0	0	716.00	SF	5.20	5.20	100	2000	2000	3	75	2,792	
2	1242	WD DECK A	0	0	12	4	SF	10.00	10.00	100	1990	1990	3	20	96	
3	0978	SECURTY LT	0	0	0	1.00	UT	450.00	450.00	100	2000	2000	3	45	203	
4	0972	ST LGHT UN	0	0	0	1.00	UT	2,530.00	2,530.00	100	2011	2011	3	76	1,923	

TOTAL OB/XF										5,014						
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
1	007100	C	CHURCH	0	0004	C-1	134.00	240.00	61,770.00	SF		1.00	1.00	1.00	3.50	3.50

Total Acres: 1.42	Total Land Value: 216,195	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 2			3
VALUATION SUMMARY													

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		237,653	
TOTAL MARKET OB/XF VALUE		5,014	
TOTAL LAND VALUE - MARKET		216,195	
TOTAL MARKET VALUE		458,862	
SOH/AGL Deduction		133,769	
ASSESSED VALUE		325,093	
TOTAL EXEMPTION VALUE		02	325,093
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		458,862	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,699	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0786	NEW CONSTR	77,500	10/24/2000
9304063	ADDITION	500	04/23/1993

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0786	NEW CONSTR	77,500	10/24/2000
9304063	ADDITION	500	04/23/1993

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=1993] W24 S27 FOP=[YR=1993] S6 E12 N6 W12\$E24 N27\$ PTR=E15 FUS=[YR=1993] E11 UOP=[YR=1993] N5 E6 S5 W6\$ E13 S27 W24 N27\$ W15\$.

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