IN OR 561 PG 389

LIONS CLUB OF CALLAHAN
PO BOX 1723
CALLAHAN, FL 32011-1723

2026

17-2N-25-0000-0002-0010

BUILDING CHARACTERISTICS

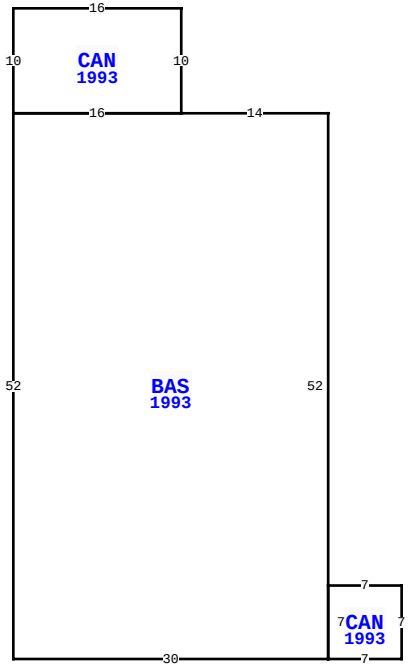
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7700	CLUBS/LODGES/HALLS
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	136,446
CAN	49	30	1993	15	1,312
CAN	160	30	1993	48	4,198
TOTALS	1,769			1,623	141,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,623	94.7625	107.32	174,180	1988	1988	0	0	0	18.50	81.50

1 CLUB HOUSE 0% - 0 Heated Area: 1560 HX Base Yr



543514 US HWY 1, CALLAHAN

BLD DATE	02/04/2019	KKA	LGL DATE
XF DATE	02/04/2020	KKA	LAND DATE 05/07/2026 MLU
INC DATE			AG DATE

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1988	1988	3	20	600	
2	0810	CONCRETE A	0	0	68	4	272.00	SF	6.50	6.50	100	1988	1988	3	49.5	875	
3	0422	CL FNC 4'	0	0	0	0	230.00	LF	15.00	15.00	100	1990	1990	3	25	863	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	25	150	
5	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2003	2003	3	55	1,392	
6	0479	VF PICKET	0	0	0	0	46.00	LF	7.50	7.50	100	2003	2003	3	55	190	
7	0681	POLE SHED	0	0	14	12	168.00	SF	15.00	15.00	100	2003	2003	3	29	731	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		141,957
TOTAL MARKET OB/XF VALUE		4,801
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		196,758
SOH/AGL Deduction		8,653
ASSESSED VALUE		188,105
TOTAL EXEMPTION VALUE	10	188,105
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		196,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0582/1154	11/03/1989	WD	Q	I	03	100
GRANTOR: STATE OF FLORIDA						
GRANTEE: NASSAU CTY SCHOOL B						
0561/0389	1/18/1989	WD	U	I		13,000
GRANTOR: SCHOOL BOARD-NASSAU C						
GRANTEE: LIONS CLUB OF CALLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 CAN=[YR=1993] N10 W16 S10 E16 $ W16 S52 E30
CAN=[YR=1993] E7 N7 W7 S7$ N52$.

LAND DESCRIPTION

TOTAL OB/XF 4,801

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	007700	C	CLUB	0	0004	GPU	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS