

[illegible]

REVIEW DATE	10/30/2024	BY	DC	Total Acres: 2.35	Total Land Value: 946,886	Market: 0	Agricultural: 0	Common: 946,886	PRINTED 07/09/2026 BY SYS
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BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

05AVERAGE 100

Roof Structur

04WOOD TRUSS 100

Roof Cover

03COMP SHNGL 100

Interior Wall

04PLYWOOD 100

Interior Floo

07CORK/VTILE 100

Ceiling

02F.NOT SUS 100

Air Condition

02WINDOW 100

Heating Type

03FORCED AIR 100

Fixtures

0100

Frame

02WOOD FRAME 100

Story Height

9100

RMS

1100

Stories

1.100

Units

0100

Occupancy

00NONE 100

Quality

02Quality Level 02

DOR CODE

7100CHURCHES

MAP NUM

MKT AREA07

NEIGHBORHOOD/LOC

1290.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

816

100

2000

816

58,237

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

71020481665.034976.7462,620200020000007.0093.00

4EDURELGUS0%-0Heated Area: 816HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE2,653,954

TOTAL MARKET OB/XF VALUE59,556

TOTAL LAND VALUE - MARKET946,886

TOTAL MARKET VALUE3,660,396

SOH/AGL Deduction273,525

ASSESSED VALUE3,386,871

TOTAL EXEMPTION VALUE023,386,871

BASE TAXABLE VALUE0

TOTAL JUST VALUE3,660,396

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE3,486,696

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / RSN CD SALE PRICE

0197/06453/21/1975WDUUI17100

GRANTOR:PENINSULAR FL DIST CO

GRANTEE:FIRST ASSEMBLY OF G

0131/05879/14/1972WDUQV10,000

GRANTOR:HODGES PEARL E ESTATE

GRANTEE:PENINSULAR FL DIST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 S34 E24 N34\$.

EXTRA FEATURES

45082 FRANK BROOKINS DR, CALLAHAN

BLD DATEXF DATEINC DATE05/27/202205/27/2022HS HS LGL DATELAND DATEAG DATE05/12/2026DC

LAND DESCRIPTION

TOTAL OB/XF0

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

REVIEW DATE10/30/2024BYDCTotal Acres: 2.35Total Land Value: 946,886Market: 0Agricultural: 0Common: 946,886PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 6 of 7									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION BY		VALUATION SUMMARY		STANDARD					
Exterior Wall		25		MOD METAL 100		1709		04		630		73.8150		63.30		39,879		2021		2021		0		0		0		5.00		95.00		Tax Group: 1		Tax Dist:		2,653,954			
Roof Structur		01		FLAT 100		7		MH OFFICE		0% - 0						Heated Area: 630																		BUILDING MARKET VALUE		2,653,954			
Roof Cover		01		MINIMUM 100																														TOTAL MARKET OB/XF VALUE		59,556			
Interior Wall		04		PLYWOOD 100																														TOTAL LAND VALUE - MARKET		946,886			
Interior Floo		07		CORK/VTILE 100																														TOTAL MARKET VALUE		3,660,396			
Ceiling		01		FIN.SUSPD 100																														SOH/AGL Deduction		273,525			
Air Condition		03		CENTRAL 100																														ASSESSED VALUE		3,386,871			
Heating Type		03		FORCED AIR 100																														TOTAL EXEMPTION VALUE		3,386,871			
Fixtures				0 100																														BASE TAXABLE VALUE		0			
Frame		02		WOOD FRAME 100																														TOTAL JUST VALUE		3,660,396			
Story Height				10 100																														NCON VALUE		0			
RMS				1 100																														INCOME VALUE					
Stories		1.		1. 100																														PREVIOUS YEAR MKT VALUE		3,486,696			
Units				0 100																																			
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		7100		CHURCHES																																			
MAP NUM				MKT AREA																																07			
NEIGHBORHOOD/LOC		1290.100																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		630		100		2021		630		37,885																													
TOTALS		630						630		37,885																													
EXTRA FEATURES																																							
L N		OB/XF CODE		DESCRIPTION		BLD CAP		L W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL																	

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