

THOMAS CREEK BAPTIST CHURCH
54322 JANICE DR
CALLAHAN, FL 32011

37-1N-25-296C-0039-0000

[illegible]



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 100			
Ceiling	02	F.NET SUS 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		0 100			
Frame	02	WOOD FRAME 100			
Story Height		0 100			
RMS		3 100			
Stories	1.	1. 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	800	100	1993	800	32,116
UOP	200	20	2013	40	1,606
TOTALS	1,000			840	33,722

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7102	04	840	68.0400	80.29	67,444	1962	1967	0	0	50.00	50.00
2 EDU RELGUS 0% - 0											
Heated Area: 800											
HX Base Yr											
BAS 1993 UOP 2013											
54322 JANICE DR, CALLAHAN											
BLD DATE		07/12/2021		KK		LGL DATE					
XF DATE		07/12/2021		KK		LAND DATE		05/07/2026 MLU			
INC DATE											

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 6								Tax Dist:				
BUILDING MARKET VALUE								613,202				
TOTAL MARKET OB/XF VALUE								63,253				
TOTAL LAND VALUE - MARKET								102,000				
TOTAL MARKET VALUE								778,455				
SOH/AGL Deduction								183,793				
ASSESSED VALUE								594,662				
TOTAL EXEMPTION VALUE								02	594,662			
BASE TAXABLE VALUE								0				
TOTAL JUST VALUE								778,455				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								745,001				