PT OF TRACT 1 IN OR 1930/266
REPLAT OF OGILVIE LOT 9 SUB
UNR

ADAMS ASHLEY JUDY
54858 CHURCH RD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

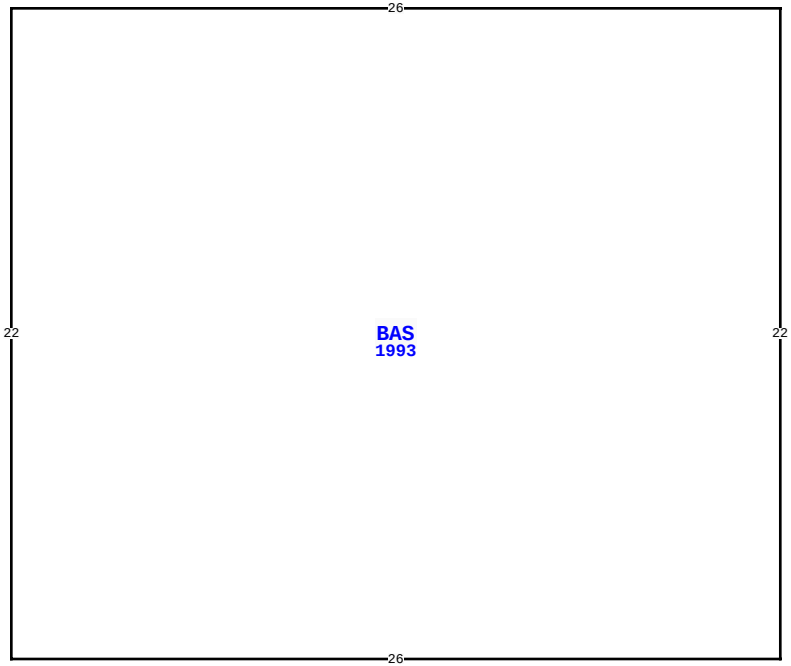
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	1993	572	6,804
TOTALS	572			572	6,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	572	61.0000	23.79	13,608	1978	1978	0	0	0	50.00	50.00

1 GARAGE RES 0% - 0 Heated Area: 572 HX Base Yr



54858 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	6,804
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	73,804
SOH/AGL Deduction	13,043
ASSESSED VALUE	60,761
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,761
TOTAL JUST VALUE	73,804
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155641	MH MOVE-ON	0	05/19/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1930/0266	7/29/2014	WD	U	I	30	28,900
GRANTOR: FUSSELL JAY Z JR & MA						
GRANTEE: ADAMS ASHLEY JUDY						
0715/1365	10/10/1994	QC	Q	I	01	100
GRANTOR: FUSSELL JAY & VIVIAN						
GRANTEE: FUSSELL JAY JR & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] E26S22 W26 N22$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1978	1978	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1978	1978	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000100	C	RES	0	0006	OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	50,000.00	50,000.00	55,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.10 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS