TRACT 4 (SEC 46-2N-25)
IN OR 2816/490
REPLAT OF GOVT LOT 9 UNR

VARGAS KEVIN ORLANDO RIVERA/COIRA ROSANA MERCADO
54818 CHURCH RD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

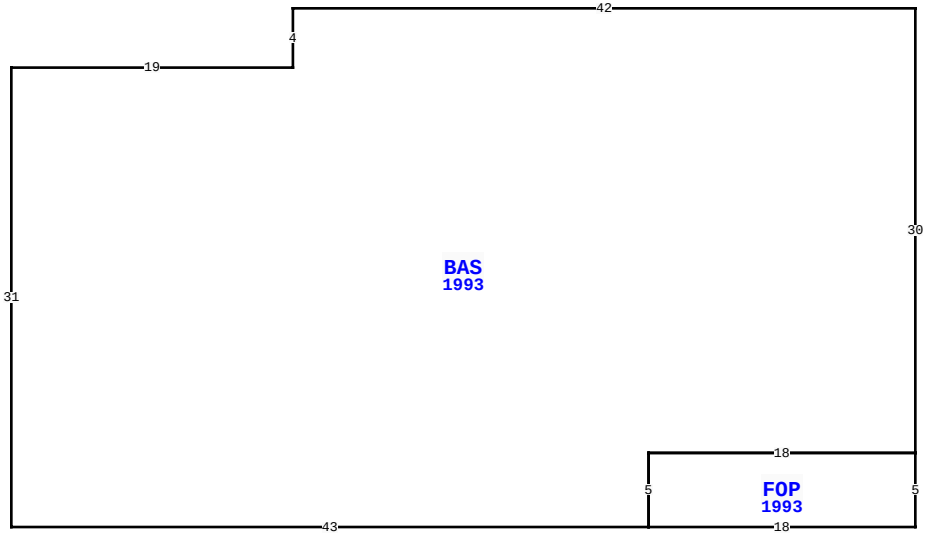
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,969	100	1993	1,969	228,565
FOP	90	30	1993	27	3,134
TOTALS	2,059			1,996	231,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,996	102.7824	142.87	285,169	1990	2000	0	0	0	18.75	81.25

1 SNGL FAM 100% - 2026 Heated Area: 1969 HX Base Yr 2026



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		231,700
TOTAL MARKET OB/XF VALUE		52,428
TOTAL LAND VALUE - MARKET		92,000
TOTAL MARKET VALUE		376,128
SOH/AGL Deduction		41,210
ASSESSED VALUE		334,918
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		283,507
TOTAL JUST VALUE		376,128
NCON VALUE		83,994
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8115	SWIM POOL	11,100	05/21/1992
3490	H/AC	1,800	08/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2816/490	9/11/2025	SW	Q	I	01	405,000
GRANTOR: 54818 CHURCH RD LAND						
GRANTEE: VARGAS KEVIN ORLAND						
2756/917	12/16/2024	CT	U	I	18	279,500
GRANTOR: CLERK OF COURT						
GRANTEE: 54818 CHURCH RD LAN						

54818 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		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	0511	GARAGE CB-	0	100	26	22	572.00	SF	40.00	40.00	100	1982	1982	3	32.5	7,436	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1990	1990	3	64	1,280	
4	0860	POOL/SPA	0	100	35	0	1.00	UT	50,000.00	50,000.00	100	1992	1992	04	85	42,500	
6	0820	WOOD WALK	0	100	7	15	105.00	SF	11.75	11.75	100	1993	1993	3	40	494	
7	0351	CARPORT MT	0	100	19	18	342.00	SF	10.00	10.00	100	2005	2005	3	21	718	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S4 W19 S31 E43 FOP=[YR=1993] E18 N5 W18 S5$ N5 E18 N30$.

LAND DESCRIPTION

TOTAL OB/XF 52,428

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	100		OR	0.00	0.00	1.84	AC		1.00	1.00	1.00	50,000.00	50,000.00	92,000							

REVIEW DATE 03/05/2024 BY TWA Total Acres: 1.84 Total Land Value: 92,000 Market: 0 Agricultural: 0 Common: 92,000 PRINTED 07/09/2026 BY SYS