PT OF LOT 11 (S-2)
IN OR 1949/892
REPLAT OF GOVT LOT 9 UNR

NOLAND CORY RAY & SHELLEY MARIE
54694 CHURCH RD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0011-0020

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

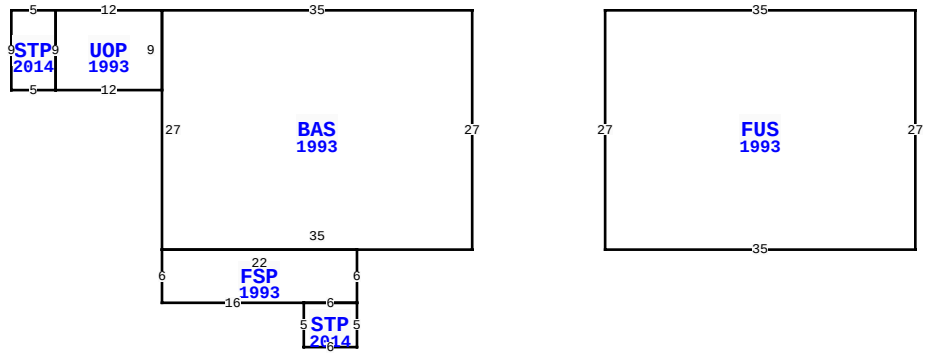
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	1993	945	80,609
FSP	132	40	1993	53	4,521
FUS	945	100	1993	945	80,609
STP	30	10	2014	3	256
STP	45	10	2014	4	341
UOP	108	20	1993	22	1,876
TOTALS	2,205			1,972	168,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	111.1320	116.69	230,113	1987	1987	0	0	0	26.90	73.10

1 SINGLE FAM 100% - 2016 Heated Area: 1890 HX Base Yr 2016



54694 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		184,000
TOTAL MARKET OB/XF VALUE		11,160
TOTAL LAND VALUE - MARKET		137,500
TOTAL MARKET VALUE		332,660
SOH/AGL Deduction		153,378
ASSESSED VALUE		179,282
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,871
TOTAL JUST VALUE		332,660
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,013

(40X30) CARPORT OPEN ON GABLED ENDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014041	CARPORT - 1200 SF	38,520	10/31/2023
3568	N/A	51,720	08/19/1986
3109	N/A	13,200	12/04/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1949/0892	11/04/2014	SW	U	I	12	134,900
GRANTOR: LSF8 MASTER PARTICIPA						
GRANTEE: NOLAND CORY RAY & S						
1949/0886	11/04/2014	SW	U	I	12	100
GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: LSF8 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 UOP=[YR=1993] W12 STP=[YR=2014] W5 S9 E5 N9$ S9 E12N9$ S27 FSP=[YR=1993] S6 E16 STP=[YR=2014] S5 E6 N5 W6$ E6 N6 W22$E35 N27$ PTR=E15 FUS=[YR=1993] E35 S27 W35 N27$ W15$.

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
5	0351	CARPORT MT	0	100	40	30	1,200.00	SF	10.00	10.00	100	2024	2023		93	11,160	

LAND DESCRIPTION

TOTAL OB/XF 11,160

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	0006	OR	0.00	0.00	5.50	AC		1.00	1.00	1.00	25,000.00	25,000.00	137,500							

REVIEW DATE 02/13/2024 BY KWX Total Acres: 5.50 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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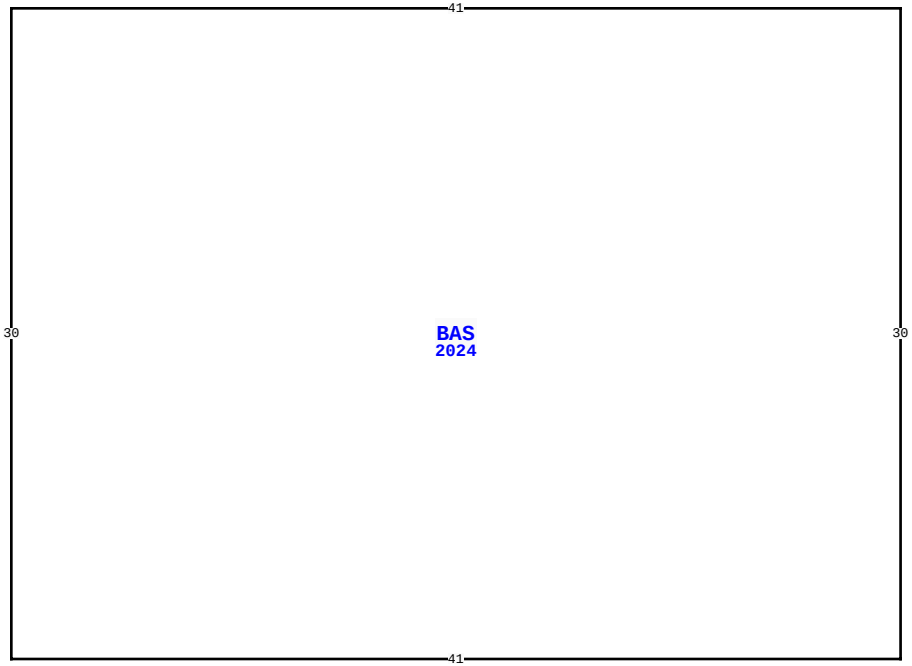
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,230	100	2024	1,230	15,787
TOTALS	1,230			1,230	15,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,230	65.8260	25.67	31,574	1985	1985	0	0	0	50.00	50.00

2 GARAGE RES 100% - 2016 Heated Area: 1230 HX Base Yr 2016



54694 CHURCH RD, CALLAHAN

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NCON VALUE		0
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GRANTEE: NOLAND CORY RAY & S						
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GRANTOR: HSBC MORTGAGE SERVICE						
GRANTEE: LSF8 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=39,10] E41 S30 W41 N30 $
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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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/13/2024 BY KWX Total Acres: 5.50 Total Land Value: 137,500 Market: 0 Agricultural: 0 Common: 137,500 PRINTED 07/09/2026 BY SYS