

TRACT 15 SEC 46-2N-25
IN OR 2802/458
REPLAT OF GOVT LOT 9 UNR

BENNETT TYLER NATHAN
54835 CHURCH RD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0015-0000



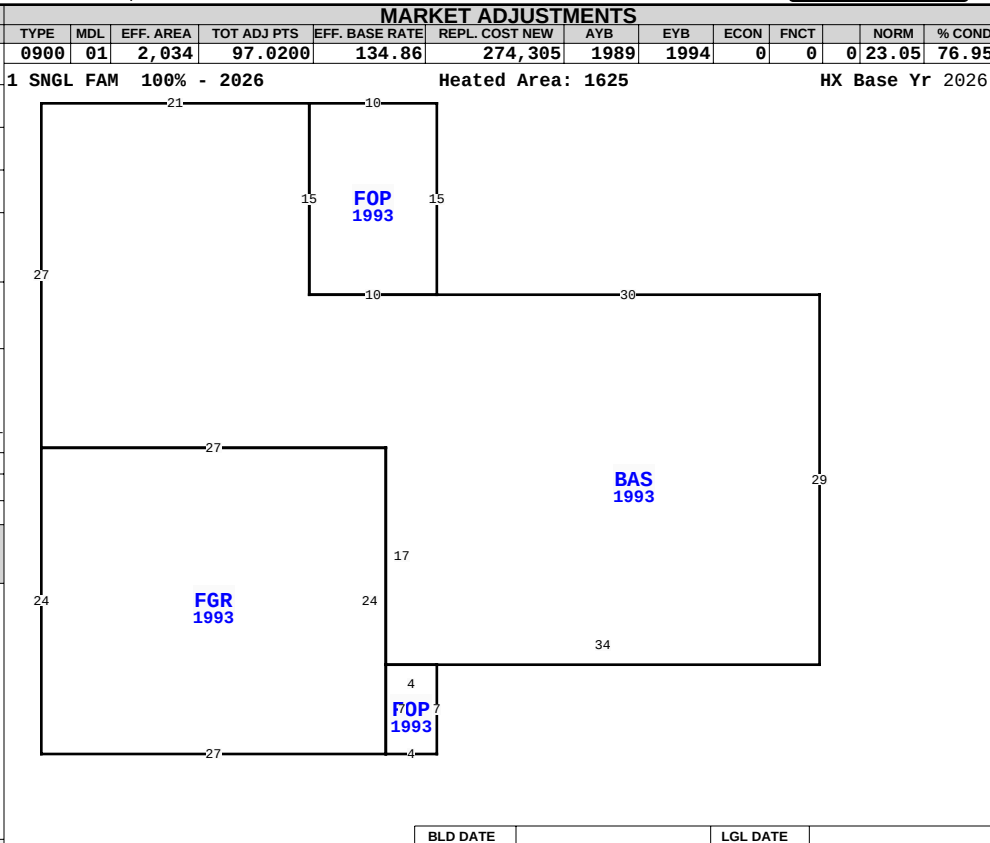
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	01	Quality Level 01
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	1,625	100	1993	1,625	168,634
FGR	648	55	1993	356	36,944
FOP	28	30	1993	8	830
FOP	150	30	1993	45	4,670
TOTALS	2,451			2,034	211,078

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	
4	0350	CARPORT WD	0	100	6	22	132.00	SF	8.71	8.71	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	0.00	0.00	4.19	AC	



54835 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		211,078	
TOTAL MARKET OB/XF VALUE		6,051	
TOTAL LAND VALUE - MARKET		146,650	
TOTAL MARKET VALUE		363,779	
SOH/AGL Deduction		0	
ASSESSED VALUE		363,779	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		312,368	
TOTAL JUST VALUE		363,779	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		338,247	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514467	REPAIR/RRF	9,300	06/01/2015
Z980998	OTHER	0	05/01/1998
5597	NEW CONSTR	66,963	03/28/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2802/458	7/18/2025	WD	Q	I	01	380,000	
GRANTOR: NOLAND MATHEW R & ANN							
GRANTEE: BENNETT TYLER NATHA							
2573/0945	6/27/2022	WD	Q	I	01	282,000	
GRANTOR: HORTON FAMILY TRUST							
GRANTEE: NOLAND MATHEW R & A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W30 FOP=[YR=1993] N15 W10 S15 E10\$ W10 N15 W21 S27 FGR=[YR=1993] S24 E27 FOP=[YR=1993] E4 N7 W4 S7\$ N24 W27\$ E27 S17 E34 N29\$.											