

TRACT 16 & 17 SEC 46-2N-25
IN OR 2384/1056
(EX ESMT OR 253 PG 362)

WYNNE SANDRA L/E/
54821 CHURCH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0016-0000



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	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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	05	Quality Level 05
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	1,829	100	1993	1,829	161,924
FGR	651	55	1993	358	31,694
FOP	230	30	1993	69	6,109

TOTALS	2,710			2,256	199,727
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	0	0	140.00	SF	20.10	20.10
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	8.27

REVIEW DATE	01/01/2023	BY	CD
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,256	115.3460	121.11	273,224	1978	1987	0	0	26.90	73.10
1 SINGLE FAM 100% - 0 Heated Area: 1829 HX Base Yr											
21 31 FGR 1993 31 59 48 BAS 1993 31 21 11 FOP 1993 10 23 23 10											
54821 CHURCH RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU											

TOTAL OB/XF											
2,033											

TOTAL OB/XF											
2,033											

Total Acres:	8.27	Total Land Value:	165,400	Market:	0	Agricultural:	0
--------------	------	-------------------	---------	---------	---	---------------	---

NASSAU COUNTY PROPERTY			
PAGE 1 of 1 6			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		199,727	
TOTAL MARKET OB/XF VALUE		2,033	
TOTAL LAND VALUE - MARKET		165,400	
TOTAL MARKET VALUE		367,160	
SOH/AGL Deduction		220,963	
ASSESSED VALUE		146,197	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		89,786	
TOTAL JUST VALUE		367,160	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		355,027	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95286	REPAIR/RRF	2,900	01/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2384/1056	8/17/2020	LE U	I	11		100	
GRANTOR: WYNNE SANDRA							
GRANTEE: WYNNE DANIEL D & ME							
0302/0274	10/12/1979	WD Q	I			62,500	
GRANTOR: HICKOX WENDELL W & PE							
GRANTEE: WYNNE ELMER D JR &							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W59 FGR=[YR=1993] W21 S31 E21 N31\$ S31 E11 FOP=[YR=1993] S10 E23 N10W23\$ E48 N31\$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	165,400	PRINTED 07/09/2026 BY SYS
---------	---------	---------------------------