TRACT 18 SEC 46-2N-25
IN OR 2535/576
REPLAT OF GOVT LOT 9 UNR

CROSSWAY LEVI HUNTER
54805 CHURCH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0018-0000

BUILDING CHARACTERISTICS

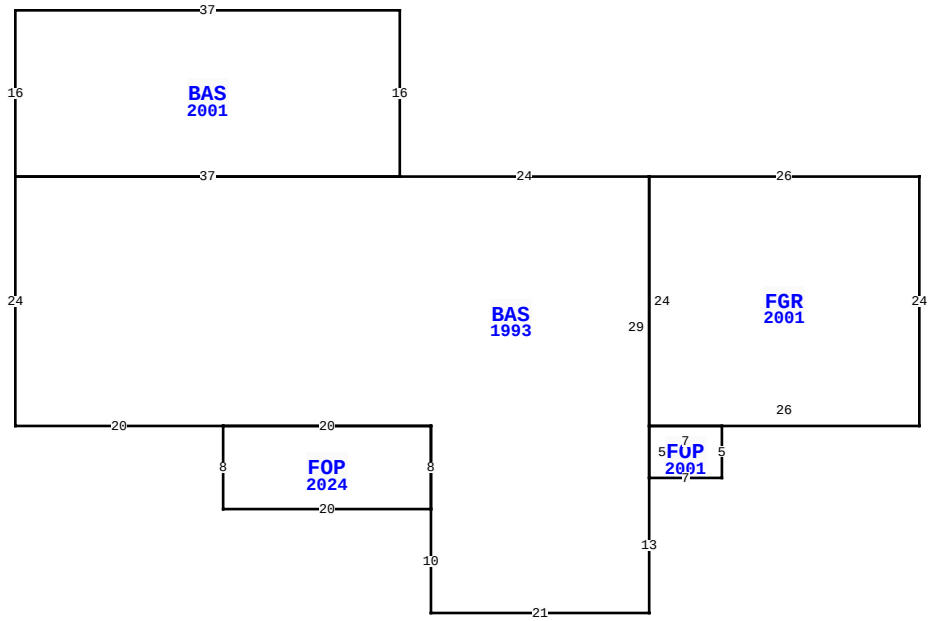
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,842	100	1993	1,842	189,429
BAS	592	100	2001	592	60,881
FGR	624	55	2001	343	35,274
FOP	35	30	2001	10	1,028
FOP	160	30	2024	48	4,936
TOTALS	3,253			2,835	291,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,835	111.9360	117.53	333,198	1986	2000	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2023 Heated Area: 2434 HX Base Yr 2023



54805 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		291,548
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		141,400
TOTAL MARKET VALUE		434,048
SOH/AGL Deduction		130,228
ASSESSED VALUE		303,820
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		252,409
TOTAL JUST VALUE		434,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		403,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004560	REPAIR/RRF	14,800	05/28/2020
V990033	REMODEL	12,700	01/03/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2535/0576	1/31/2022	WD	Q	I	01	350,000
GRANTOR: CENTERLINE CONTRACTIN						
GRANTEE: CROSSWAY LEVI HUNTE						
2277/0223	5/21/2019	WD	Q	I	01	152,000
GRANTOR: RAY RANDALL S & SHARO						
GRANTEE: CENTERLINE CONTRACT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-26,0] W24 W37 S24 E20 E20 S8 S10 E21 N13 N29 $
FGR=[YR=2001;ORIG=0,0] W26 S24 E26 N24 $
BAS=[YR=2001;ORIG=-50,0] N16 W37 S16 E37 $
FOP=[YR=2024;ORIG=-67,24] S8 E20 N8 W20 $
FOP=[YR=2001;ORIG=-26,29] E7 N5 W7 S5 $
.

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
2	0351	CARPORT MT	0	100	25	22	550.00	SF	10.00	10.00	100	1988	1988	3	20	1,100	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	4.04	AC		1.00	1.00	1.00	35,000.00	35,000.00	141,400							

REVIEW DATE 02/14/2024 BY KWA Total Acres: 4.04 Total Land Value: 141,400 Market: 0 Agricultural: 0 Common: 141,400 PRINTED 07/09/2026 BY SYS