TRACT 19
SEC 46-2N-25 OR 1495/706
REPLAT OF GOVT LOT 9 UNR

SIRMANS MICHAEL B
54791 CHURCH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	10	ABOVE AVG 10
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		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

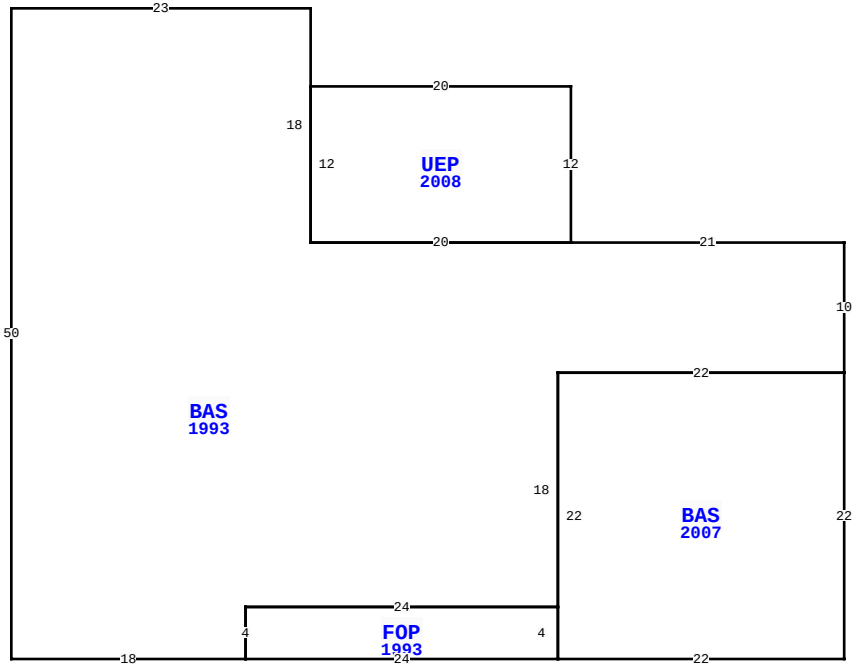
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,882	100	1993	1,882	180,578
BAS	484	100	2007	484	46,440
FOP	96	30	1993	29	2,783
UEP	240	60	2008	144	13,817
TOTALS	2,702			2,539	243,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,539	109.0848	114.54	290,817	1986	1989	0	0	0	16.23	83.77

1 SINGLE FAM 100% - 0 Heated Area: 2366 HX Base Yr 1982



54791 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		243,617
TOTAL MARKET OB/XF VALUE		6,784
TOTAL LAND VALUE - MARKET		171,150
TOTAL MARKET VALUE		421,551
SOH/AGL Deduction		256,104
ASSESSED VALUE		165,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,036
TOTAL JUST VALUE		421,551
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1495/0706	4/27/2007	QC	Q	I	01	100
GRANTOR: SIRMANS CATHY P						
GRANTEE: SIRMANS MICHAEL B						
0503/1080	10/30/1986	FS	U	I		100
GRANTOR: SIRMANS MICHAEL BENNI						
GRANTEE: SIRMANS MICHAEL BEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 UEP=[YR=2008] N12 W20 S12 E20$ W20 N18 W23 S50 E18 FOP=[YR=1993] E24 BAS=[YR=2007] E22 N22 W22 S22$ N4 W24 S4$ N4 E24 N18 E22 N10$.

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	0200	BARN WD 0-	0	100	0	0	1,080.00	SF	20.00	20.00	100	1990	1990	3	20	4,320	
3	0510	GARAGE WD-	0	100	0	0	352.00	SF	35.00	35.00	100	1990	1990	3	20	2,464	

LAND DESCRIPTION

TOTAL OB/XF 6,784

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	4.89	AC		1.00	1.00	1.00	35,000.00	35,000.00	171,150							

REVIEW DATE 04/05/2024 BY TWA Total Acres: 4.89 Total Land Value: 171,150 Market: 0 Agricultural: 0 Common: 171,150 PRINTED 07/09/2026 BY SYS