

CROSSWAY EUGENE JR & CHRISTINA
54765 CHURCH ROAD
CALLAHAN, FL 32011

37-1N-25-299R-0021-0000

[illegible]

TRACT 21
IN OR 526/1211 & OR 604/1052
REPLAT OF OGILVIE LOT 9 SUB

CROSSWAY EUGENE JR & CHRISTINA
54765 CHURCH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0021-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	05	STEEL 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	720	100	2024	720	16,822
UCP	200	20	2024	40	935
TOTALS	920			760	17,757

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	760	60.5000	23.60	17,936	2024	2024	0	0	0	1.00	99.00
2 GARAGE RES 100% - 2025 Heated Area: 720 HX Base Yr 1991												
UCP 2024 BAS 2024												
54765 CHURCH RD, CALLAHAN												
						BLD DATE					LGL DATE	05/07/2026 MLU
						XF DATE					LAND DATE	
						INC DATE					AG DATE	

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										352,683		
TOTAL MARKET OB/XF VALUE										32,180		
TOTAL LAND VALUE - MARKET										148,500		
TOTAL MARKET VALUE										533,363		
SOH/AGL Deduction										296,102		
ASSESSED VALUE										237,261		
TOTAL EXEMPTION VALUE					HX HB					51,411		
BASE TAXABLE VALUE										185,850		
TOTAL JUST VALUE										533,363		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										515,757		