

TRACT 22 SEC 46-2N-25
IN OR 1979/241
REPLAT OF GOVT LOT 9 UNR

BLACKMAN PATRICK & CHRISTY
54759 CHURCH RD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0022-0000



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	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100	1993	1,703	159,857
FGR	696	55	1993	383	35,951
FOP	241	30	1993	72	6,759
USP	288	30	1993	86	8,072
UST	110	45	2011	50	4,693
TOTALS	3,038			2,294	215,333

EXTRA FEATURES	
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L N	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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	38	1,330	
3	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	1978	1978	04	85	42,500	
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	22.50	22.50	100	1975	1975	3	20	900	

LAND DESCRIPTION	
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.52	AC		1.00	1.00	1.00	35,000.00	35,000.00	123,200							

REVIEW DATE	08/01/2023	BY	KW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	115.3509	121.12	277,849	1978	1995	0	0	0	22.50	77.50
1 SINGLE FAM 100% - 2016 Heated Area: 1703 HX Base Yr 2016												
54759 CHURCH RD, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/07/2026 MLU												

NASSAU COUNTY PROPERTY										PAGE 1 of 2		6
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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		240,018
TOTAL MARKET OB/XF VALUE		44,730
TOTAL LAND VALUE - MARKET		123,200
TOTAL MARKET VALUE		407,948
SOH/AGL Deduction		200,993
ASSESSED VALUE		206,955
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,544
TOTAL JUST VALUE		407,948
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,672

MISC STRG SHED + RED WD SHED= NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001607	GARAGE	69,139	02/06/2023

SALES DATA									
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1979/0241	5/08/2015	WD	Q	I	01	185,000

GRANTOR: DANAHER WILLIAM JAMES

GRANTEE: BLACKMAN PATRICK &

1920/0876	4/23/2014	PR	U	I	19	100
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GRANTOR: DANAHER WILLIAM JAMES

GRANTEE: DANAHER WILLIAM JAM

BUILDING NOTES									
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BUILDING DIMENSIONS									
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UST=[YR=2011] N10 W11 S10 E11\$ FGR=[YR=1993] W24
BAS=[YR=1993] W10 USP=[YR=1993] N12 W24 S12 E24 \$ W51 S29
E27 FOP=[YR=1993] S5 E35 N5 W1 N2 W33 S2 W1 \$ E1 N2 E33 N27
\$ S29 E24 N29 \$.

Total Acres: 3.52	Total Land Value: 123,200	Market: 0	Agricultural: 0	Common: 123,200	PRINTED 07/09/2026 BY SYS
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