TRACT 23
SEC 46-2N-25 IN OR 1721/1126
REPLAT OF GOVT LOT 9 UNR

SIRMANS CAMERON M/SIRMANS MICHAEL B
54753 CHURCH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0023-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 08

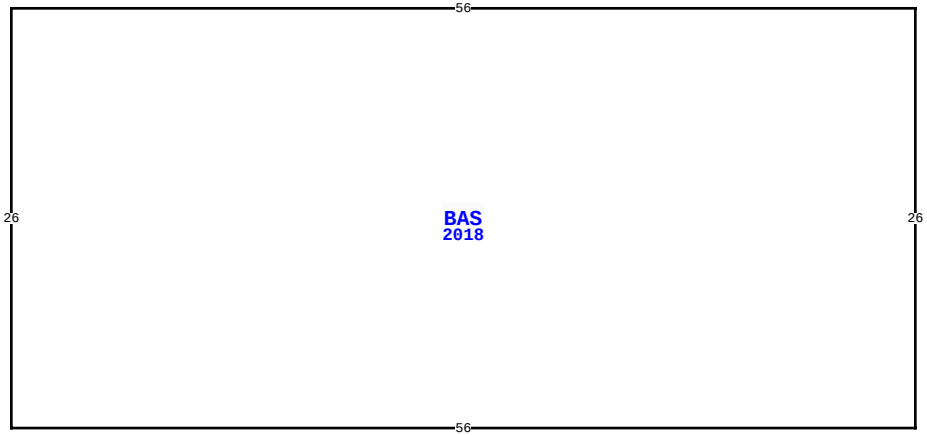
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	2018	1,456	128,760
TOTALS	1,456			1,456	128,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	115.6000	104.04	151,482	2018	2018	0	0	0	15.00	85.00

1 M/H 94+ 100% - 2026 Heated Area: 1456 HX Base Yr 2026



54753 CHURCH RD, CALLAHAN

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

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
1	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1987	1987	3	20	402	
2	0511	GARAGE CB-	0	100	28	24	672.00	SF	40.00	40.00	100	1989	1989	3	52	13,978	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		128,760
TOTAL MARKET OB/XF VALUE		14,380
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		227,140
SOH/AGL Deduction		0
ASSESSED VALUE		227,140
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,729
TOTAL JUST VALUE		227,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009948	CO ISSUED	0	10/01/2018
E973518	CHNGE SRVC	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2838/603	12/30/2025	QC	U	I	11	100
GRANTOR: SIRMANS MICHAEL B						
GRANTEE: SIRMANS MICHAEL B						
1721/1126	12/30/2010	WD	U	I	30	100
GRANTOR: LYNCH JAMES E & CHRIS						
GRANTEE: SIRMANS MICHAEL B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W56 S26 E56 N26$.

LAND DESCRIPTION

TOTAL OB/XF 14,380

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	1.68	AC		1.00	1.00	1.00	50,000.00	50,000.00	84,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.68 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS