TRACT 24 SEC 46-2N-25
IN OR 496 PG 1273
REPLAT OF GOVT LOT 9 UNR

HESTER JAMES D & DEBORAH LYNN
54745 CHURCH ROAD
CALLAHAN, FL 32011

2026

37-1N-25-299R-0024-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

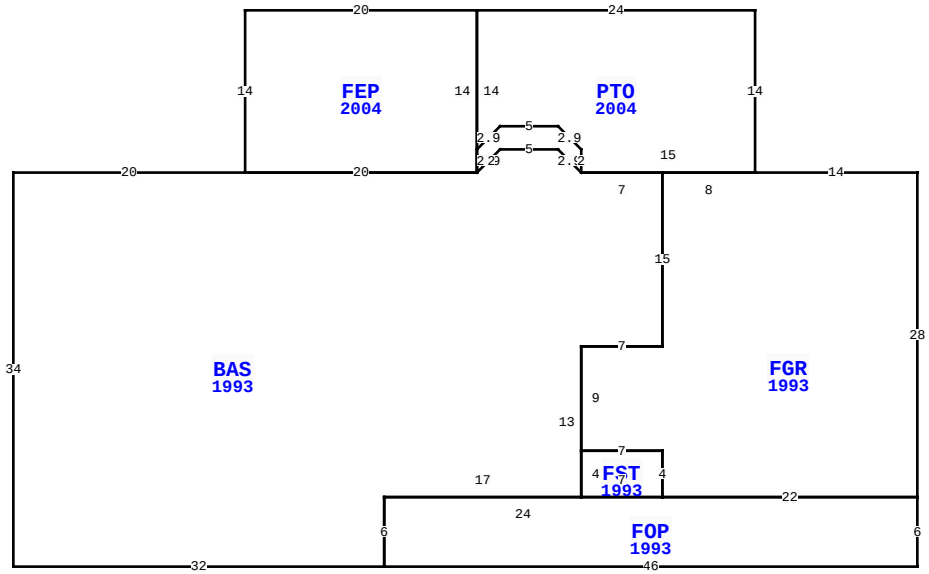
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	1993	1,701	179,519
FEP	280	80	2004	224	23,640
FGR	679	55	1993	373	39,366
FOP	276	30	1993	83	8,760
FST	28	55	1993	15	1,583
PTO	322	5	2004	16	1,688
TOTALS	3,286			2,412	254,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,412	102.7530	142.83	344,506	1987	1987	0	0	0	26.11	73.89

1 SNGL FAM 100% - 0 Heated Area: 1701 HX Base Yr 1988



54745 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		263,873
TOTAL MARKET OB/XF VALUE		2,030
TOTAL LAND VALUE - MARKET		51,500
TOTAL MARKET VALUE		317,403
SOH/AGL Deduction		162,794
ASSESSED VALUE		154,609
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		103,198
TOTAL JUST VALUE		317,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13866	GARAGE	19,008	10/20/2004
R6769	REPAIR/RRF	800	10/20/2004
B13185	XFOB	5,600	07/01/2004
R5239	REPAIR/RRF	2,000	07/01/2003
3675	N/A	47,900	10/23/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0496/1273	8/01/1986	WD	U	V		12,000
GRANTOR:						
GRANTEE:						
0382/0025	3/01/1983	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W14 PTO=[YR=2004] N14 W24 FEP=[YR=2004] W20 S14 BAS=[YR=1993] W20 S34 E32 FOP=[YR=1993] E46 N6 W22 FST=[YR=1993] N4 W7 S4 E7 $ W24 S6 $ N6 E17 N13 E7 N15 W7N2 U2 L2 W5 D2 L2 S2 W20 $ E20 N14 $ S14 U2 R2 E5 R2 D2 E15 $ W8 S15 W7 S9 E7 S4 E22 N28 $.

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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 2,030

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	1.03	AC		1.00	1.00	1.00	50,000.00	50,000.00	51,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.03 Total Land Value: 51,500 Market: 0 Agricultural: 0 Common: 51,500 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

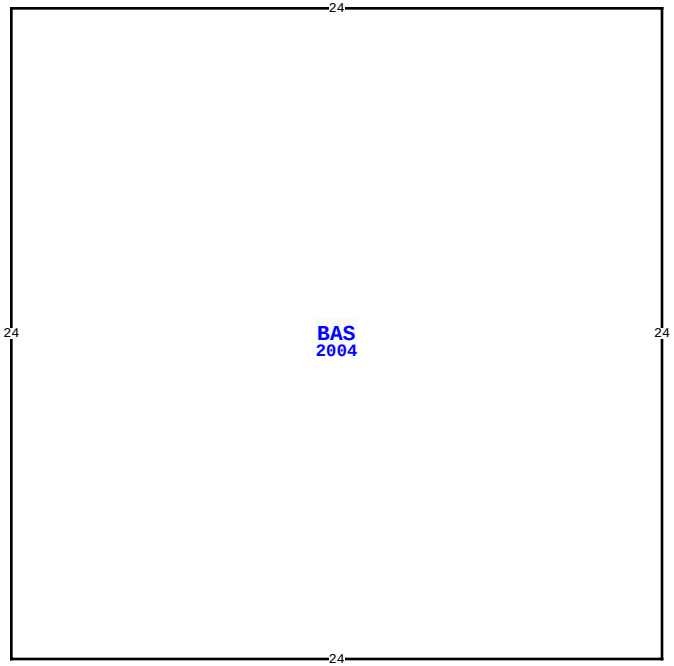
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2004	576	9,318
TOTALS	576			576	9,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	61.0000	23.79	13,703	2004	2004	0	0	0	32.00	68.00

2 GARAGE RES 100% - 0 Heated Area: 576 HX Base Yr 1988



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GRANTEE:						
0382/0025	3/01/1983	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W24 S24 E24 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.03 Total Land Value: 51,500 Market: 0 Agricultural: 0 Common: 51,500 PRINTED 07/09/2026 BY SYS