IN OR 1055/474 & OR 1055/472
PAR 7 & PT CLOSED R/W
EX R/W OR 1019/1840

TRUE FAITH CHRISTIAN FELLOWSHIP INC
PO BOX 977
CALLAHAN, FL 32011

2026

47-2N-25-0000-0007-0000

BUILDING CHARACTERISTICS

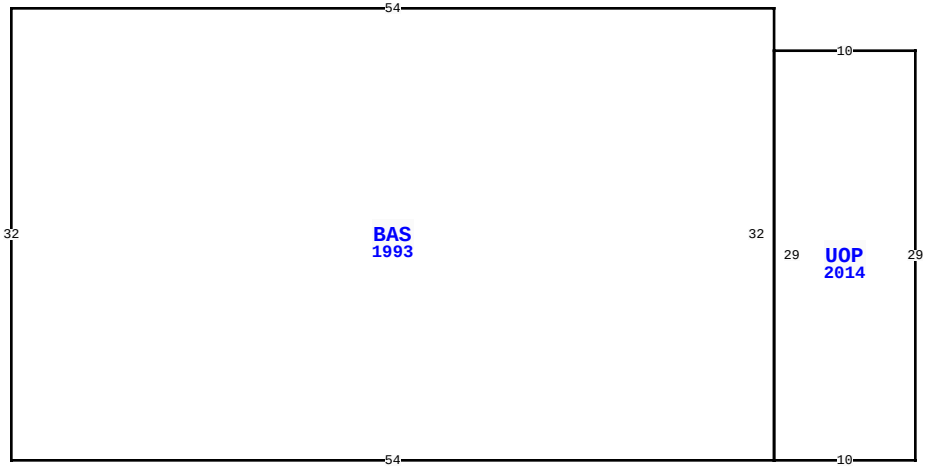
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
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	1,728	100	1993	1,728	156,215
UOP	290	20	2014	58	5,243
TOTALS	2,018			1,786	161,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	1,786	71.5000	118.95	212,445	1977	1977	0	0	0	24.00	76.00

1 CHURCH 0% - 0 Heated Area: 1728 HX Base Yr



45019 PETREE 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	0810	CONCRETE A	0	0	92	4	368.00	SF	6.50	6.50	100	1980	1980	3	29	694	
2	0940	SHEDS/PORT	0	0	10	24	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
3	0940	SHEDS/PORT	0	0	13	16	208.00	SF	30.00	30.00	100	2000	2000	3	20	1,248	
4	0447	CNC FNC 4'	0	0	0	0	200.00	LF	5.50	5.50	100	2000	2000	3	20	220	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		161,458
TOTAL MARKET OB/XF VALUE		3,602
TOTAL LAND VALUE - MARKET		84,525
TOTAL MARKET VALUE		249,585
SOH/AGL Deduction		38,461
ASSESSED VALUE		211,124
TOTAL EXEMPTION VALUE	02	211,124
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		249,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1055/0474	5/13/2002	TD	Q	I		95,000
GRANTOR: CLARKSON WILLIAM E &						
GRANTEE: TRUE FAITH CHRISTIA						
1055/0472	5/13/2002	QC	Q	V	01	100
GRANTOR: CLARKSON WILLIAM E &						
GRANTEE: TRUE FAITH CHRISTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S32 E54 UOP=[YR=2014] E10 N29 W10 S29$ N32$.

LAND DESCRIPTION

TOTAL OB/XF 3,602

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	007100	C	CHURCH	0		CG	0.00	0.00	3.22	AC		1.00	1.00	0.75	35,000.00	26,250.00	84,525							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.22 Total Land Value: 84,525 Market: 0 Agricultural: 0 Common: 84,525 PRINTED 07/09/2026 BY SYS