PT OR 701/1631
PT OF LOT 1
ESMT OR 1619/1660 & OR 2744/87

CHURCH OF GOD AT CALLAHAN
541798 US HWY 1
CALLAHAN, FL 32011-0643

2026

49-2N-25-4100-0001-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	10	STEEL FRME 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		24 100
Frame	05	STEEL 100
Story Height		10 100
RMS		22 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

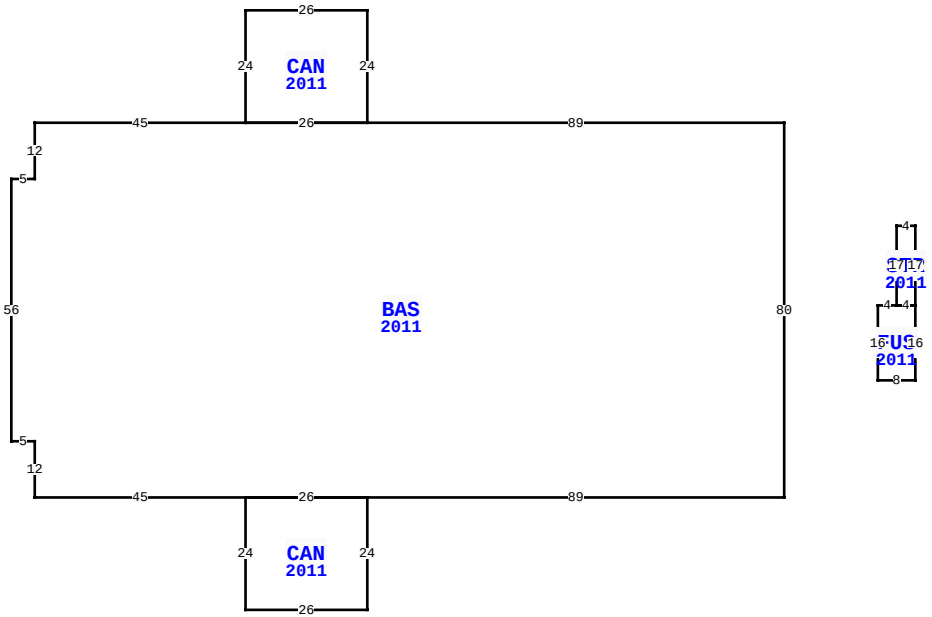
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,080	100	2011	13,080	2,402,469
CAN	624	30	2011	187	34,348
CAN	624	30	2011	187	34,348
FUS	128	100	2011	128	23,510
STR	68	10	2011	7	1,286
TOTALS	14,524			13,589	2,495,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	13,589	118.7956	197.50	2,683,828	2011	2011	0	0	0	7.00	93.00

1 CHURCH 0% - 0 Heated Area: 13208 HX Base Yr



541798 US HWY 1, CALLAHAN

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	05/07/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		3,223,010
TOTAL MARKET OB/XF VALUE		128,128
TOTAL LAND VALUE - MARKET		221,000
TOTAL MARKET VALUE		3,572,138
SOH/AGL Deduction		766,172
ASSESSED VALUE		2,805,966
TOTAL EXEMPTION VALUE	02	2,805,966
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,572,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,412,307

ANCHOR CHURCH OF GOD _ ALSO SEE ADJCNT PRCLS: 29-2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250002134	PRIVATE PROVIDER	1,649,547	02/28/2025
B240005378	NEW ADMIN BLDG -	1,649,547	05/03/2024
19009852	XFOB-STORAGE BLDG	87,271	01/31/2020
C25023	CO ISSUED	0	09/02/2011
E23760	ELEC OTHER	0	08/01/2011
M16472	MECH OTHER	0	08/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/1631	4/06/1994	WD	U	V	09	200,000

GRANTOR: FOREMAN DOLVIN JR & C
GRANTEE: CHURCH OF GOD AT CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=0,0] W89 W26 W45 S12 W5 S56 E5 S12 E45 E26 E89 N80 $
CAN=[YR=2011;ORIG=-89,0] N24 W26 S24 E26 $
CAN=[YR=2011;ORIG=-115,80] S24 E26 N24 W26 $
FUS=[YR=2011;ORIG=20,39] E4 E4 S16 W8 N16 $
STR=[YR=2011;ORIG=24,39] N17 E4 S17 W4 $
PTR=[ORIG=0,0] E25 W25 $
.

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	0811	CONCRETE B	0	0	180	6	1,080.00	SF	5.20	5.20	100	2011	2011	3	90	5,054	
2	0812	CONCRETE C	0	0	0	0	4,256.00	SF	4.00	4.00	100	2011	2011	3	90	15,322	
3	0400	CONC CURB	0	0	0	0	718.00	LF	15.00	15.00	100	2011	2011	3	93	10,016	
4	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2011	2011	3	76	15,382	
5	0402	CONC BUMPE	0	0	0	0	140.00	UT	25.00	25.00	100	2011	2011	3	93	3,255	
6	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2011	2011	3	40	600	
7	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2011	2011	3	40	160	
8	0350	CARPORT WD	0	0	24	6	144.00	SF	13.00	13.00	100	2014	2014	3	55	1,030	
9	0350	CARPORT WD	0	0	24	6	144.00	SF	13.00	13.00	100	2014	2014	3	55	1,030	
10	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2014	2014	3	55	1,320	

TOTAL OB/XF 53,169

LAND DESCRIPTION

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		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	221,000							

REVIEW DATE 12/10/2024 BY TW Total Acres: 13.00 Total Land Value: 221,000 Market: 0 Agricultural: 0 Common: 221,000 PRINTED 07/09/2026 BY SYS

PT OR 701/1631
PT OF LOT 1
ESMT OR 1619/1660 & OR 2744/87

CHURCH OF GOD AT CALLAHAN
541798 US HWY 1
CALLAHAN, FL 32011-0643

2026

49-2N-25-4100-0001-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

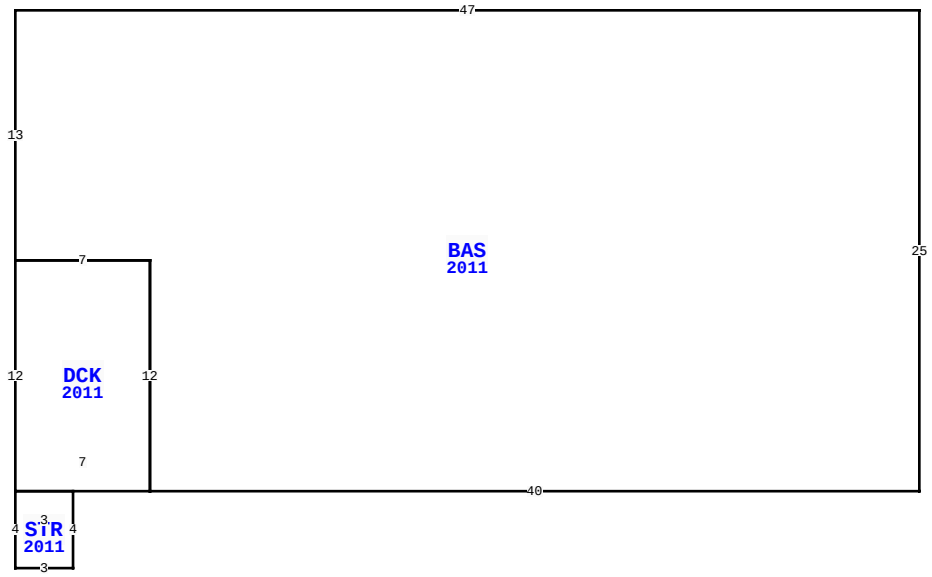
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,091	100	2011	1,091	52,620
DCK	84	10	2011	8	386
STR	12	10	2011	1	48
TOTALS	1,187			1,100	53,053

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1709	04	1,100	87.8850	75.36	82,896	2011	2011	0	0	0	36.00	64.00

2 MH OFFICE 0% - 0 Heated Area: 1091 HX Base Yr



541798 US HWY 1, CALLAHAN

BLD DATE	07/22/2020	KK	LGL DATE		
XF DATE	07/22/2020	KK	LAND DATE	05/07/2026	MLU
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 2 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		3,223,010
TOTAL MARKET OB/XF VALUE		128,128
TOTAL LAND VALUE - MARKET		221,000
TOTAL MARKET VALUE		3,572,138
SOH/AGL Deduction		766,172
ASSESSED VALUE		2,805,966
TOTAL EXEMPTION VALUE	02	2,805,966
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,572,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,412,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25023	NEW CONSTR	0	08/01/2011
P14932	NEW CONSTR	0	08/01/2011
C21993	CO ISSUED	0	10/01/2010
E0922164	ELEC OTHER	65,000	10/01/2009
M0914859	H/AC	13,500	10/01/2009
M14721	MECH OTHER	0	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0701/1631	4/06/1994	WD	U	V	09	200,000

GRANTOR: FOREMAN DOLVIN JR & C
GRANTEE: CHURCH OF GOD AT CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W47 S13 DCK=[YR=2011] S12 STR=[YR=2011] S4 E3 N4 W3$ E7 N12 W7$ E7 S12 E40 N25$.

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
11	0811	CONCRETE B	0	0	0	0	651.00	SF	5.20	5.20	100	2014	2014	3	93	3,148	
12	0426	CL FNC 12'	0	0	0	0	60.00	LF	24.96	24.96	100	2014	2014	3	83	1,243	
13	0423	CL FNC 5'	0	0	0	0	1,058.00	LF	6.85	6.85	100	2014	2014	3	83	6,015	
14	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2014	2014	3	83	498	
15	0681	POLE SHED	0	0	20	11	220.00	SF	15.00	15.00	100	2005	2005	3	32	1,056	
16	0510	GARAGE WD-	0	0	51	24	1,224.00	SF	35.00	35.00	100	2020	2020	3	87	37,271	
17	0811	CONCRETE B	0	0	180	6	1,080.00	SF	5.20	5.20	100	2025	2024		100	5,616	
18	0811	CONCRETE B	3	0	260	6	1,560.00	SF	5.20	5.20	100	2025	2024		100	8,112	
19	0812	CONCRETE C	0	0	0	0	3,000.00	SF	4.00	4.00	100	2025	2024		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 74,959

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

REVIEW DATE 12/10/2024 BY TW Total Acres: 13.00 Total Land Value: 221,000 Market: 0 Agricultural: 0 Common: 221,000 PRINTED 07/09/2026 BY SYS

PT OR 701/1631
PT OF LOT 1
ESMT OR 1619/1660 & OR 2744/87

CHURCH OF GOD AT CALLAHAN
541798 US HWY 1
CALLAHAN, FL 32011-0643

2026

49-2N-25-4100-0001-0100

BUILDING CHARACTERISTICS

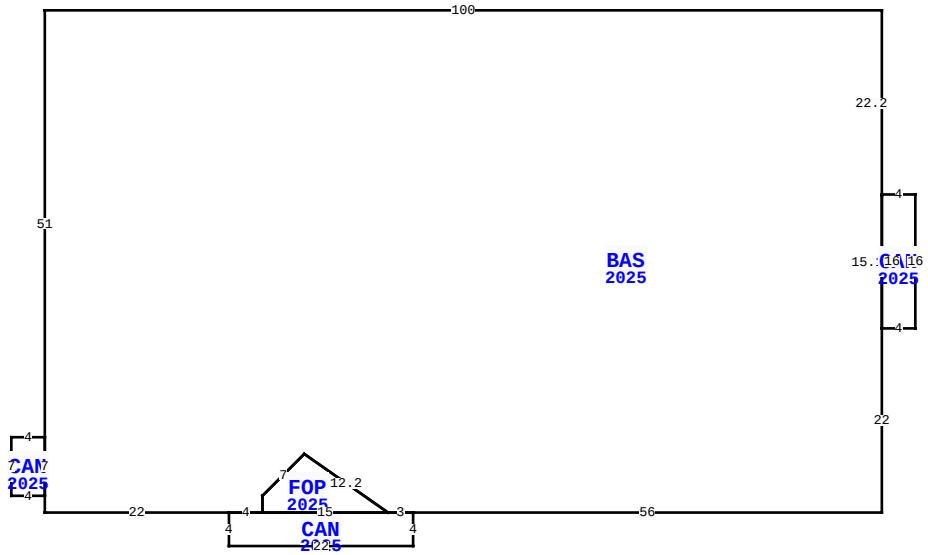
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	05	STEEL 100
Story Height		10 100
RMS		14 100
Stories	1.	1. 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	5,943	100	2025	5,943	666,151
CAN	28	30	2025	8	897
CAN	64	30	2025	19	2,130
CAN	88	30	2025	26	2,914
FOP	58	30	2025	17	1,906
TOTALS	6,181			6,013	673,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	6,013	94.9905	112.09	673,997	2024	2024	0	0	0	0.00	100.00

3 EDU RELGUS 0% - 2025 Heated Area: 5943 HX Base Yr



541798 US HWY 1, CALLAHAN

BLD DATE	07/22/2020	KK	LGL DATE	
XF DATE	07/22/2020	KK	LAND DATE	05/07/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		3,223,010
TOTAL MARKET OB/XF VALUE		128,128
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ASSESSED VALUE		2,805,966
TOTAL EXEMPTION VALUE	02	2,805,966
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,572,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,412,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21426	NEW CONSTR	65,000	11/01/2008
P13552	NEW CONSTR	0	11/01/2008
B21993	NEW CONSTR	1,400,000	10/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0701/1631	4/06/1994	WD	U	V	09	200,000

GRANTOR: FOREMAN DOLVIN JR & C
GRANTEE: CHURCH OF GOD AT CA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E100 D22.2L0 D15.10R0 S22 W56 W3 U7L10 D5L5 S2 W4 W22 N2 N7 N51 $
CAN=[YR=2025;ORIG=10,61] W4 S7 E4 N7 $
CAN=[YR=2025;ORIG=110,48] E4 N16 W4 S16 $
FOP=[YR=2025;ORIG=41,63] D7R10 W15 N2 U5R5 $
CAN=[YR=2025;ORIG=32,70] E4 E15 E3 S4 W22 N4 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY TW Total Acres: 13.00 Total Land Value: 221,000 Market: 0 Agricultural: 0 Common: 221,000 PRINTED 07/09/2026 BY SYS