PT F P SANCHEZ GRANT
SEC 51-2N-25E IN OR 145/355
ESMT IN OR 2651-1810

GREATER MT PLEASANT BAPTIST CHURCH
45031 HISTORICAL LANE
CALLAHAN, FL 32011

2026

51-2N-25-0000-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	1290.100		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

45031 HISTORICAL LN, CALLAHAN

BLD DATE	02/17/2022	KK	LGL DATE	
XF DATE			LAND DATE	05/12/2026 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		152,292
TOTAL MARKET VALUE		152,292
SOH/AGL Deduction		56,566
ASSESSED VALUE		95,726
TOTAL EXEMPTION VALUE	02	95,726
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		152,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0145/0355	9/26/1972	WD	U	I	17	100
GRANTOR: GREATER MT PLEASANT B						
GRANTEE: GREATER MT PLEASANT						
0132/0033	8/27/1945	WD	U	I	17	100
GRANTOR: BRANDIES W H & MAMIE						
GRANTEE: MOUNT PLEASANT BAPT						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	007001	C	V IN/XFOB	0		CI	120.00	190.00	29,008.00	SF		1.00	1.00	1.00	5.25	5.25	152,292							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 152,292 Market: 0 Agricultural: 0 Common: 152,292 PRINTED 07/09/2026 BY SYS