

PT OF SE 1/4 OF SW 1/4
R262845 & R262846
IN OR 510 PG 559

LOCKWOOD JAMES E JR
54139 CRAVEY ROAD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0050



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																										
Exterior Wall	25	MOD METAL 100	0820	02	1,497	88.8000	57.72	86,407	1978	1978	0	0	0	70.00	30.00	VALUATION SUMMARY																									
Roof Structur	01	FLAT 100	1 M/H 93- - 100% - 1988													Heated Area: 1344													HX Base Yr 1988												
Roof Cover	01	MINIMUM 100																																							
Interior Wall	04	PLYWOOD 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	08	SHT VINYL 30																																							
Air Condition	01	NONE 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			8024.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,344	100	1,344	23,273																																					
FOP	280	30	84	1,454																																					
UOP	275	25	69	1,195																																					
TOTALS			1,899	1,497	25,922																																				
EXTRA FEATURES			54139 CRAVEY RD, CALLAHAN																																						
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																									
1	0940	SHEDS/PORT	0 100	0	0	144.00	SF	20.10	20.10	100	1980	1980	3	20	579																										
2	0511	GARAGE CB-	0 100	30	30	900.00	SF	28.00	28.00	100	1980	1980	3	35	8,820																										
3	0811	CONCRETE B	0 100	61	11	671.00	SF	5.20	5.20	100	1980	1980	3	35	1,221																										
5	0681	POLE SHED	0 100	20	44	880.00	SF	15.00	15.00	100	1989	1989	3	20	2,640																										
LAND DESCRIPTION			TOTAL OB/XF 13,260																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	35,000.00	35,000.00	41,300																								
REVIEW DATE 01/30/2019 BY KBA Total Acres: 1.18 Total Land Value: 41,300 Market: 0 Agricultural: 0 Common: 41,300 PRINTED 08/02/2023 BY SYS																																									