

PT OF NE1/4 OF SW1/4
IN OR 855/1984
1998 DW/MH HOME OF MERT

ANGELL HAROLD & VERONICA M
54407 CRAVEY ROAD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0110



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 2 6																									
Exterior Wall	15	CONC BLOCK 70	0900	01	2,753	89.5968	106.40	292,919	1986	1991	0	0	0	15.50	84.50	VALUATION BY STANDARD																								
Exterior Wall	17	CB STUCCO 30	1 SNGL FAM - 100% - 1999												Heated Area: 2237												HX Base Yr 1999													
Roof Structure	03	GABLE/HIP 100															VALUATION SUMMARY																							
Roof Cover	03	COMP SHNGL 100															Tax Group: 6												Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE												338,484											
Interior Floor	14	CARPET 70															TOTAL MARKET OB/XF VALUE												11,815											
Interior Floor	08	SHT VINYL 30															TOTAL LAND VALUE - MARKET												70,000											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE												420,299											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction												190,809											
Bedrooms	5	100															ASSESSED VALUE												229,490											
Bathrooms	3	100															TOTAL EXEMPTION VALUE												50,000											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE												179,490											
Stories	1.	1. 100	TOTAL JUST VALUE												420,299																									
Units	0	100	NCON VALUE												0																									
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												330,433													
Occupancy	00	NONE 100																																						
Quality	01	Quality Level 01																																						
DOR CODE	0100	SINGLE FAMILY																																						
MAP NUM		MKT AREA	08																																					
NEIGHBORHOOD/LOC	8024.00																																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
APT	651	100	651	58,530																																				
BAS	1,586	100	1,586	142,594																																				
FEP	252	80	202	18,162																																				
FGR	550	55	302	27,152																																				
FOP	40	30	12	1,079																																				
TOTALS	3,079		2,753	247,517																																				
EXTRA FEATURES					54407 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																								
3	0681	POLE SHED	0	100	36	20			15.00	100	1988	1988	3	20	2,160																									
4	0810	CONCRETE A	0	100	12	12			6.50	100	1988	1988	3	57	534																									
5	0810	CONCRETE A	0	100	6	21			6.50	100	1988	1988	3	57	467																									
8	0810	CONCRETE A	0	100	0	0			6.50	100	1994	1994	3	70	4,040																									
9	1242	WD DECK A	0	100	0	0			9.00	100	1994	1994	3	20	929																									
12	0940	SHEDS/PORT	0	100	20	10			19.50	100	1999	1999	3	20	780																									
13	0500	FP-PRE FAB	0	0	0	0			3,500.00	100	1998	1998	3	83	2,905																									
TOTAL OB/XF																	11,815																							
LAND DESCRIPTION																																								
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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000																							
REVIEW DATE 06/17/2021 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS																																								

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