PT SEC 3-1N-25E IN OR 2542/985

TURNER R BRITTON
54764 CRAVEY RD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 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

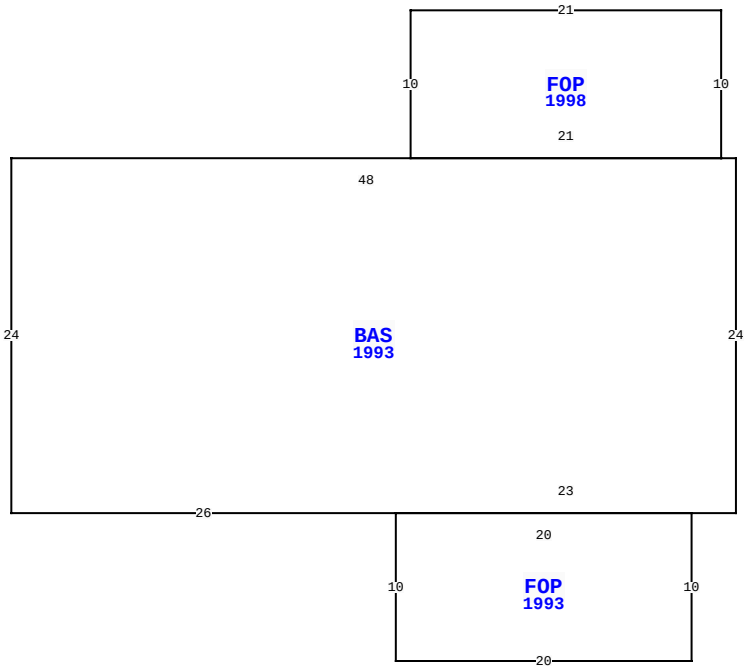
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	28,619
FOP	200	30	60	1,460
FOP	210	30	63	1,533
TOTALS	1,586		1,299	31,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,299	124.8000	81.12	105,375	1972	1972	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2022 Heated Area: 1176 HX Base Yr 2022



54764 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		31,612
TOTAL MARKET OB/XF VALUE		7,853
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		109,465
SOH/AGL Deduction		9,386
ASSESSED VALUE		100,079
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,079
TOTAL JUST VALUE		109,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9093	GARAGE	8,958	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2542/0987	2/22/2022	QC	U	I	11	100
GRANTOR: CHANCEY TAMBRIA E						
GRANTEE: TURNER R BRITTON						
2542/0985	2/22/2022	QC	U	I	11	100
GRANTOR: PEYTON BONNIE MARIE						
GRANTEE: TURNER R BRITTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FOP=[YR=1998] N10 W21 S10 E21$ W48 S24 E26
FOP=[YR=1993] S10 E20 N10 W20$ E23 N24$.

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
3	0810	CONCRETE A	0	100	12	31	372.00	SF	6.50	6.50	100	1990	1990	3	62	1,499	
4	0810	CONCRETE A	0	100	11	8	88.00	SF	6.50	6.50	100	1998	1998	3	77	440	
5	0510	GARAGE WD-	0	100	22	22	484.00	SF	35.00	35.00	100	2002	2002	3	32	5,421	
6	0351	CARPORT MT	0	100	20	20	400.00	SF	5.60	5.60	100	2003	2003	3	22	493	

LAND DESCRIPTION

TOTAL OB/XF 7,853

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 01/30/2019 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS