

PT SEC 03-1N-25E
PT OR 784/1477
(EX OR 2338/1503)

NETTLES RICHARD E & REBECCA P
54453 CRAVEY ROAD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0140



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										
Exterior Wall	05	AVERAGE 100	0900	01	2,874	104.2460	123.79	355,772	1989	2000	0	0	10.75	89.25											
Roof Structur	03	GABLE/HIP 100	2 SNGL FAM - 100% - 1997													Heated Area: 2212									
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1997									
Interior Wall	05	DRYWALL 100																							
Interior Floo	14	CARPET 70																							
Interior Floo	11	CLAY TILE 30																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms		3 100																							
Bathrooms		3 100																							
Frame	02	WOOD FRAME 100																							
Stories		2. 100																							
Units		0 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
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																					
BAS	832	100	832	91,921																					
BAS	1,380	100	1,380	152,466																					
DCK	32	10	3	331																					
FGR	864	55	475	52,479																					
FOP	156	30	47	5,193																					
FOP	162	30	49	5,414																					
FOP	20	30	6	663																					
FOP	32	30	10	1,105																					
FOP	240	30	72	7,955																					
TOTALS			3,718	2,874	317,527																				
EXTRA FEATURES			54453 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								
2	0810	CONCRETE A	0	100	32	6	192.00	SF	6.50	6.50	100	1988	1988	3	57	711									
3	1242	WD DECK A	0	100	26	4	104.00	SF	10.00	10.00	100	1990	1990	3	20	208									
5	0681	POLE SHED	0	100	0	0	530.00	SF	15.00	15.00	100	1990	1990	3	20	1,590									
8	0940	SHEDS/PORT	0	100	24	12	288.00	SF	21.00	21.00	100	1996	1996	3	20	1,210									
10	0351	CARPORT MT	0	100	17	12	204.00	SF	6.00	6.00	100	2002	2002	3	21	257									
11	0940	SHEDS/PORT	0	100	30	12	360.00	SF	19.50	19.50	100	2002	2002	3	21	1,474									
12	0471	VINYL FNC	0	100	60	4	240.00	LF	32.00	32.00	100	2006	2006	3	72	5,530									
13	0940	SHEDS/PORT	0	100	13	12	156.00	SF	19.50	19.50	100	2006	2006	3	31	943									
TOTAL OB/XF 11,923																									
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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000								
REVIEW DATE 06/17/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																									