

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall19COMMON BRK 60

Exterior Wall26AL SIDING 40

Roof Structure03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo08SHT VINYL 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories02WOOD FRAME 100

Units1. 1. 100
0 100

BUD8 Adjustme06DIST 1D 100

Occupancy00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8024.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS2,4241002,424212,785

FEP3688029425,808

FOP323010878

TOTALS2,8242,728239,471

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,728101.2608120.25328,0421972198000027.0073.00

1 SNGL FAM - 100% - 0Heated Area: 2424HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

54792 CRAVEY RD, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

OB/XF MKT VALUENOTES

20810CONCRETE A010036272.00SF6.506.5010019801980335164

50812CONCRETE C0100001,458.00SF4.004.00100198819883573,324

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYYRCONSRV

1000100CSFR1000006OR0.000.002.00AC1.001.001.0035,000.0035,000.0070,000

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE239,471

TOTAL MARKET OB/XF VALUE3,488

TOTAL LAND VALUE - MARKET70,000

TOTAL MARKET VALUE312,959

SOH/AGL Deduction169,186

ASSESSED VALUE143,773

TOTAL EXEMPTION VALUEHX HB WX55,000

BASE TAXABLE VALUE88,773

TOTAL JUST VALUE312,959

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE254,716

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2585/04048/08/2022QC U I 11100

GRANTOR: HOLMES PHYLLIS

GRANTEE: HOLMES PHYLLIS

0244/04267/01/1977WD U I38,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FEP=[YR=1993] W23 S16 E23 N16\$ S16 W49 S36 E16 FOP=[YR=1993] E4 N8 W4 S8\$ N8 E54 N44\$.