PT SEC 03-1N-25E
IN OR 1994/1119

FARMER TOMMY W & KELLI
54609 CRAVEY RD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

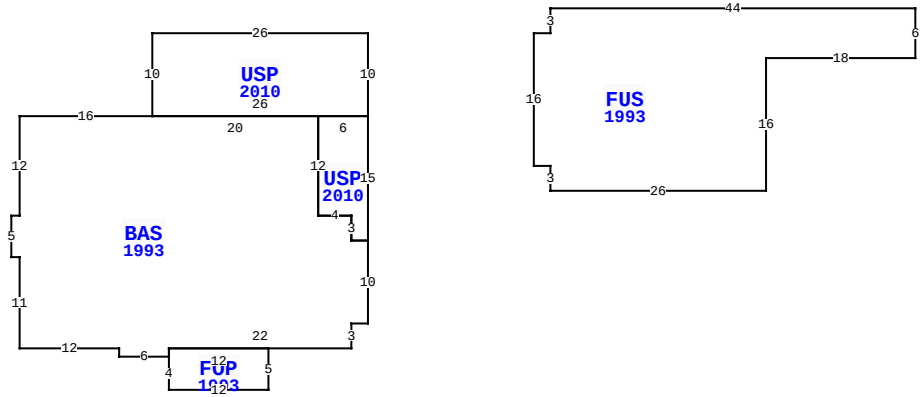
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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
BAS	1,103	100	1,103	108,981
FOP	60	30	18	1,779
FUS	712	100	712	70,348
USP	78	30	23	2,272
USP	260	30	78	7,707
TOTALS	2,213		1,934	191,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	94.9032	112.70	217,962	1992	1997	0	0	0	12.33	87.67

1 SNGL FAM – 100% - 2016 Heated Area: 1815 HX Base Yr 2016



54609 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		191,087
TOTAL MARKET OB/XF VALUE		11,740
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		237,827
SOH/AGL Deduction		109,943
ASSESSED VALUE		127,884
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		77,884
TOTAL JUST VALUE		237,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R14548	REPAIR/RRF	10,176	08/04/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1994/1119	7/27/2015	SW	U	I	12	118,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: FARMER TOMMY W & KE						
1975/0436	4/20/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2010] W26 S10 BAS=[YR=1993] W16 S12 W1 S5 E1 S11 E12 S1 E6 FOP=[YR=1993] S4 E12 N5 W12 S1 $ N1 E22 N3 E2 N10 USP=[YR=2010] N15 W6 S12 E4 S3 E2 $ W2 N3 W4 N12 W20 $ E26 N10 $ PTR= E20 FUS=[YR=1993] E2 N3 E44 S6 W18 S16 W26 N3 W2 N16 $ W20 $.

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
1	0350	CARPORT WD	0	100	32	13	416.00	SF	13.00	13.00	100	1970	1970	3	20	1,082	
2	0810	CONCRETE A	0	100	0	0	94.00	SF	6.50	6.50	100	1987	1987	3	54.5	333	
4	1242	WD DECK A	0	100	27	16	432.00	SF	10.00	10.00	100	1996	1996	3	20	864	
5	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	1996	1996	3	20	640	
6	0811	CONCRETE B	0	100	0	0	1,731.00	SF	5.20	5.20	100	2018	2018	3	98	8,821	

LAND DESCRIPTION

TOTAL OB/XF 11,740

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	000115	C	SFR ACRES	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 01/06/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS