IN OR 795 PG 58

URSRY RICKY L & MONICA L
54470 CRAVEY ROAD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0240

BUILDING CHARACTERISTICS

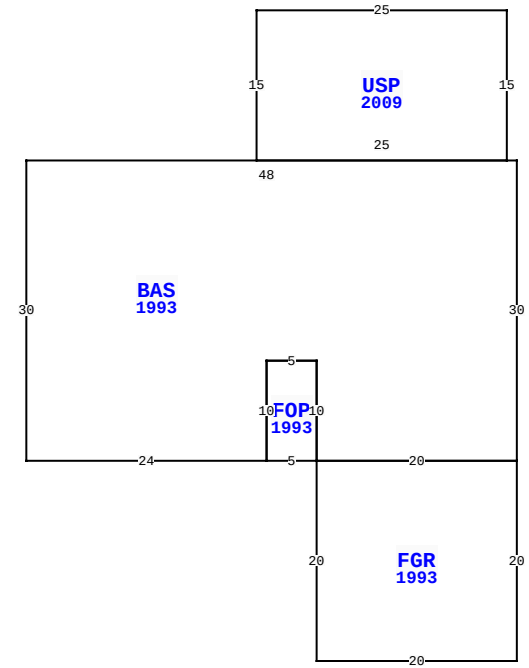
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,420	100	1,420	150,089
FGR	400	55	220	23,253
FOP	50	30	15	1,586
USP	375	30	112	11,838
TOTALS	2,245		1,767	186,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,767	102.6000	121.84	215,291	1983	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 1998 Heated Area: 1420 HX Base Yr 1998



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

54470 CRAVEY RD, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		209,364
TOTAL MARKET OB/XF VALUE		8,063
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		287,427
SOH/AGL Deduction		148,230
ASSESSED VALUE		139,197
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,197
TOTAL JUST VALUE		287,427
NCON VALUE		22,599
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006186	GARAGE	62,874	04/20/2022
19010861	REPAIR/RRF	0	10/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0795/0058	5/30/1997	WD	Q	I		91,000
GRANTOR: KNIGHT MADELINE N						
GRANTEE: URSRY RICKY & MONIC						
0725/1831	3/17/1995	WD	Q	I		78,500
GRANTOR: ROBERTSON JAY & LINDA						
GRANTEE: KNIGHT MADELINE N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 USP=[YR=2009] N15 W25 S15 E25$ W48 S30 E24
FOP=[YR=1993] E5 FGR=[YR=1993] S20 E20 N20 W20$ N10 W5 S10$
N10 E5 S10 E20 N30$.

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	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	1983	1983	3	44	572	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	56	1,120	
3	1242	WD DECK A	0	100	0	0	128.00	SF	10.00	10.00	100	1989	1989	3	20	256	
4	0811	CONCRETE B	0	100	0	0	1,200.00	SF	5.20	5.20	100	2018	2018	3	98	6,115	

LAND DESCRIPTION

TOTAL OB/XF 8,063

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 12/21/2022 BY KW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS

URSRY RICKY L & MONICA L
54470 CRAVEY ROAD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0240

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

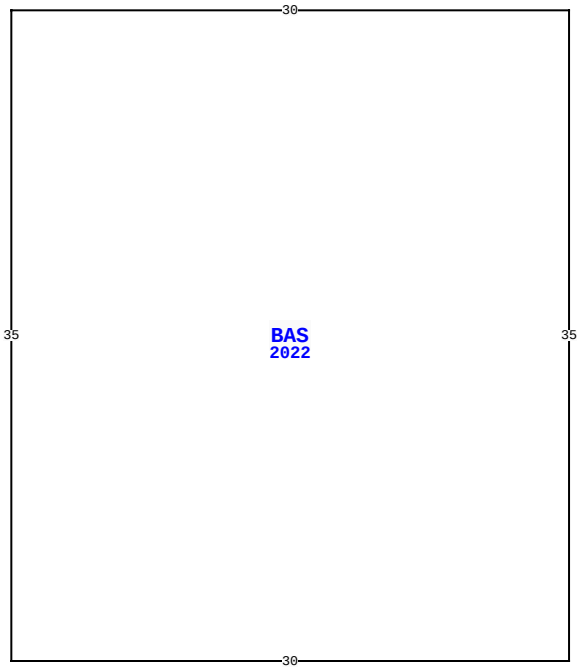
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	1,050	22,599
TOTALS	1,050		1,050	22,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,050	62.1000	21.74	22,827	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 1998 Heated Area: 1050 HX Base Yr 1998



54470 CRAVEY RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		209,364
TOTAL MARKET OB/XF VALUE		8,063
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		287,427
SOH/AGL Deduction		148,230
ASSESSED VALUE		139,197
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		89,197
TOTAL JUST VALUE		287,427
NCON VALUE		22,599
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0795/0058	5/30/1997	WD	Q	I		91,000
GRANTOR: KNIGHT MADELINE N						
GRANTEE: URSRY RICKY & MONIC						
0725/1831	3/17/1995	WD	Q	I		78,500
GRANTOR: ROBERTSON JAY & LINDA						
GRANTEE: KNIGHT MADELINE N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S35 E30 N35$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/21/2022 BY KW Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS