PT OF SW1/4
IN OR 1343/1575
2004 CAVL DW/MH

BROWN BRUCE A &/CUTTS INGRID J
54400 CRAVEY ROAD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

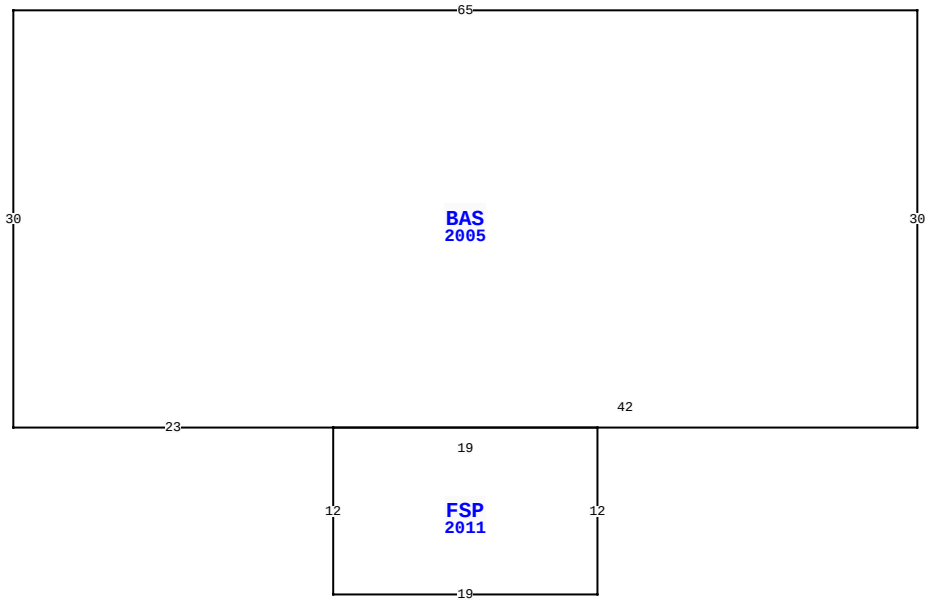
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	116,139
FSP	228	60	137	8,160
TOTALS	2,178		2,087	124,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,087	128.9200	90.24	188,331	2004	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 1999 Heated Area: 1950 HX Base Yr 1999



54400 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		140,810
TOTAL MARKET OB/XF VALUE		8,787
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		184,597
SOH/AGL Deduction		86,925
ASSESSED VALUE		97,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		47,672
TOTAL JUST VALUE		184,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15050	ELEC OTHER	0	05/01/2005
P9540	OTHER	0	05/01/2005
MH?	MH MOVE-ON	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/1575	8/22/2005	QC	U	I	06	25,000
GRANTOR: BROWN BRUCE A						
GRANTEE: BROWN BRUCE A & ING						
0829/0295	4/08/1998	WD	Q	I		65,500
GRANTOR: HORTON JAMES R & JUDY						
GRANTEE: BROWN BRUCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W65 S30 E23 FSP=[YR=2011] S12 E19 N12 W19$ E42 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
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	1993	1993	3	20	818	
4	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2000	2000	3	20	256	
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2004	2004	3	24	511	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115	
7	0810	CONCRETE A	0	100	0	0	598.00	SF	6.50	6.50	100	2015	2015	3	96	3,732	
8	1242	WD DECK A	0	100	4	12	48.00	SF	10.00	10.00	100	2015	2015	3	74	355	

LAND DESCRIPTION

TOTAL OB/XF 8,787

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		OR	150.00	290.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/20/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

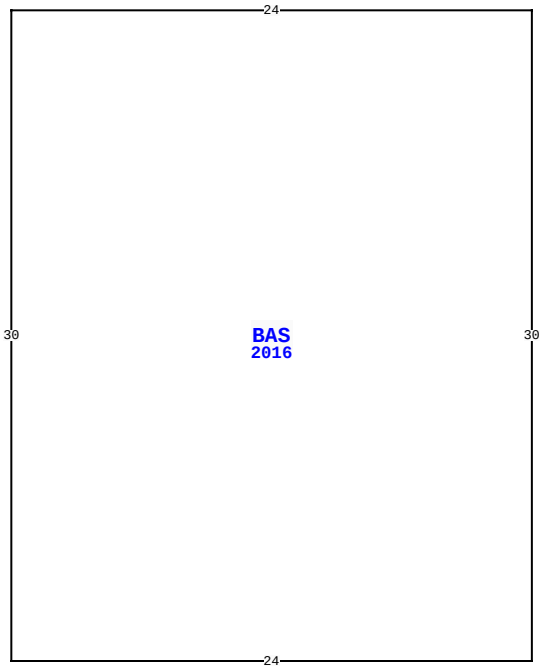
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	16,512
TOTALS	720		720	16,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	70.4550	24.66	17,755	2015	2015	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 1999 Heated Area: 720 HX Base Yr 1999



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BASE TAXABLE VALUE		47,672
TOTAL JUST VALUE		184,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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0829/0295	4/08/1998	WD	Q	I		65,500
GRANTOR: HORTON JAMES R & JUDY						
GRANTEE: BROWN BRUCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 S30 E24 N30$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/20/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS