PT E1/2 OF SW1/4,PT NW1/4,
PT GOVT LOTS 1 2 & 3
SEC 3-1N-25E IN OR 2596/401

CRAVEY THOMAS D & VICKI L
54128 JACKS PL
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0520

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

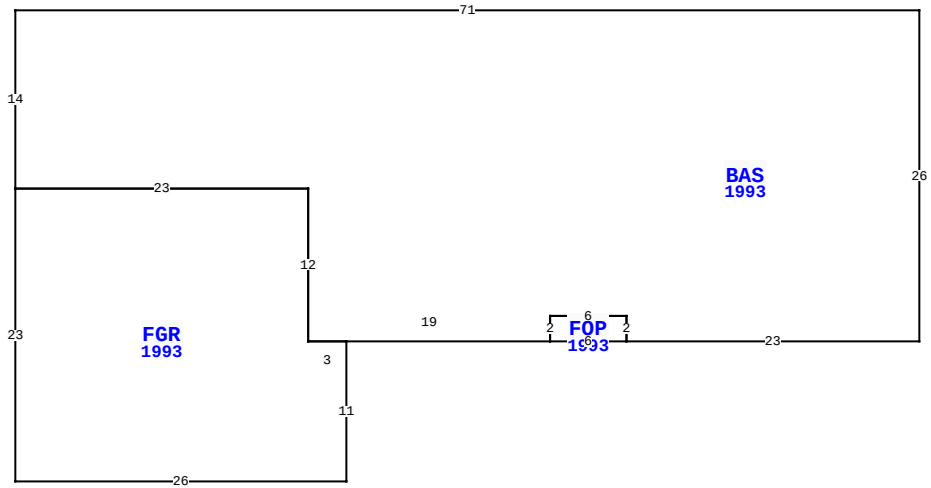
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,558	100	1,558	124,991
FGR	562	55	309	24,790
FOP	12	30	4	321
TOTALS	2,132		1,871	150,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,871	133.6720	120.64	225,717	1959	1975	0	0	0	33.50	66.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1558 HX Base Yr



54128 JACKS PL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	150,102
TOTAL MARKET OB/XF VALUE	6,198
TOTAL LAND VALUE - MARKET	386,622
TOTAL MARKET VALUE	542,922
SOH/AGL Deduction	0
ASSESSED VALUE	542,922
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	542,922
TOTAL JUST VALUE	542,922
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941080	NEW CONSTR	82,900	10/01/1994
M94678	H/AC	2,400	06/01/1994
6044	REPAIR/RRF	2,300	10/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2596/0401	9/20/2022	WD	U	I	16	375,000
GRANTOR: STEEG BARBARA D						
GRANTEE: CRAVEY THOMAS & VIC						
2557/0518	4/21/2022	FJ	U	I	11	100
GRANTOR: CRAVEY BRENDA CORINE						
GRANTEE: STEEG BARBARA & THO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W71 S14 FGR=[YR=1993] S23 E26 N11 W3 N12 W23 $ E23 S12 E19 FOP=[YR=1993] E6 N2 W6 S2 $ N2 E6 S2 E23 N26 $.

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
5	0811	CONCRETE B	0	0	0	0	712.00	SF	5.20	5.20	100	2002	2002	3	83	3,073	
6	0351	CARPORT MT	0	0	40	24	960.00	SF	8.50	8.50	100	2007	2007	3	35	2,856	
7	1127	BRICK 8"	0	0	16	4	64.00	SF	11.00	11.00	100	1959	1959	3	38.2	269	

LAND DESCRIPTION

TOTAL OB/XF 6,198

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	0		OR	0.00	0.00	90.97	AC		1.00	0.85	0.85	5,000.00	4,250.00	386,622							

REVIEW DATE 04/13/2020 BY KBA Total Acres: 90.97 Total Land Value: 386,622 Market: 0 Agricultural: 0 Common: 386,622 PRINTED 08/02/2023 BY SYS