IN OR 1868/293

JACKSON ANDY & STEPHANIE
54373 CRAVEY ROAD
CALLAHAN, FL 32011

2023

03-1N-25-0000-0001-0580

BUILDING CHARACTERISTICS

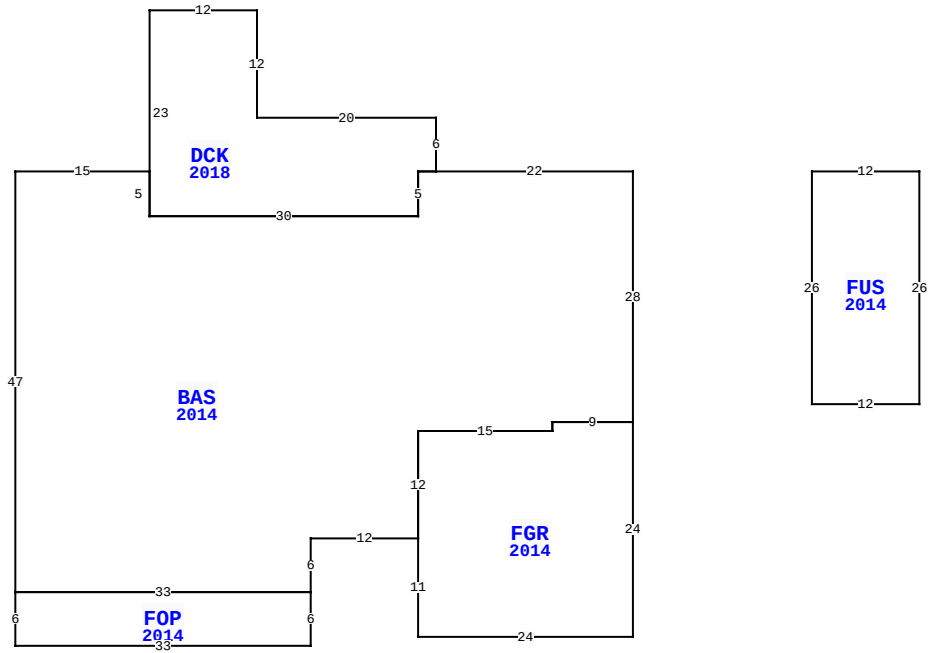
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	11	BD/BTN AVG 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,580	100	2,580	266,545
DCK	486	10	49	5,062
FGR	561	55	309	31,924
FOP	198	30	59	6,095
FUS	312	100	312	32,233
TOTALS	4,137		3,309	341,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,309	90.2520	107.17	354,626	2014	2014	0	0	0	3.60	96.40

1 SNGL FAM – 100% - 2015 Heated Area: 2892 HX Base Yr 2015



54373 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		341,859
TOTAL MARKET OB/XF VALUE		9,436
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		421,295
SOH/AGL Deduction		190,511
ASSESSED VALUE		230,784
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		180,784
TOTAL JUST VALUE		421,295
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210859	GARAGE	33,240	12/01/2022
B1428259	NEW CONSTR	340,169	01/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1868/0293	7/15/2013	WD	U	V	11	100
GRANTOR: JACKSON BILLY R & BET						
GRANTEE: JACKSON ANDY & STEP						
1009/0236	9/24/2001	WD	Q	V		26,000
GRANTOR: SMITH ROBERT T						
GRANTEE: JACKSON BILLY R & B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W22 DCK=[YR=2018] N6 W20 N12 W12 S23 E30 N5 E2$ W2 S5 W30 N5 W15 S47 FOP=[YR=2014] S6 E33 N6 W33$ E33 N6 E12 FGR=[YR=2014] S11 E24 N24 W9 S1 W15 S12$ N12 E15 N1 E9 N28$ PTR=E20 FUS=[YR=2014] E12 S26 W12 N26$ 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	0811	CONCRETE B	0	100	0	0	1,360.00	SF	5.20	5.20	100	2014	2014	3	95	6,718	
2	1242	WD DECK A	0	100	0	0	316.00	SF	10.00	10.00	100	2018	2018	3	86	2,718	

LAND DESCRIPTION

TOTAL OB/XF 9,436

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 01/07/2020 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS