



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1												
Exterior Wall	20	FACE BRICK 90	0900	01	2,374	103.6350	123.07	292,168	2015	2015	0	0	0	5.03	94.97	VALUATION SUMMARY											
Exterior Wall	10	ABOVE AVG 10	1 SNGL FAM - 100% - 2016													Heated Area: 1986											
Roof Structur	03	GABLE/HIP 100														HX Base Yr 2016											
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floo	11	CLAY TILE 50																									
Interior Floo	14	CARPET 50																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms	4	100																									
Bathrooms	2.5	100																									
Frame	02	WOOD FRAME 100																									
Stories	1.	1. 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	1,986	100	1,986	232,123																							
FGR	524	55	288	33,661																							
FOP	144	30	43	5,026																							
FOP	182	30	55	6,429																							
PTO	20	5	1	117																							
STP	5	10	0	0																							
STP	6	10	1	117																							
TOTALS	2,867		2,374	277,472																							
EXTRA FEATURES			54262 CRAVEY RD, CALLAHAN																								
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										
1	0811	CONCRETE B	0	100	0	0	1,940.00	SF	5.20	5.20	100	2015	2015	3	96	9,684											
2	1127	BRICK 8"	0	100	0	0	40.00	SF	11.00	11.00	100	2015	2015	3	99	436											
TOTAL OB/XF																		10,120									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 04/13/2020 BY KBA0 Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																											

VALUATION BY

Tax Group: 6

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

277,472

10,120

35,000

322,592

147,333

175,259

50,000

125,259

322,592

0

252,047

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1530439

CO ISSUED

0

10/05/2015

B1530439

NEW CONSTR

246,616

05/01/2015

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1968/1765

3/20/2015

QC U V

11

25,000

GRANTOR: HORTON TERRY M & SUZA

GRANTEE: FAIRCLOTH WADE & AN

1015/0396

10/23/2001

WD Q V

26,000

GRANTOR: SMITH ROBERT T

GRANTEE: HORTON TERRY M & SU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W30 FOP=[YR=2015] W13 STP=[YR=2015] N1

PTO=[YR=2015] N4 W5 S4 E5 \$ W5 S1 E5\$W5 S8 E18 N8\$ S8 W18 N8

W14 S47 E14 N3 FOP=[YR=2015] E12 STP=[YR=2015] S1 E6 N1 W6\$

E14 FGR=[YR=2015] S3 E22 N23 W7 N3 W6 S3 W9 S20\$ N7 W26 S7\$

N7 E26 N13 E9 N3 E6 S3 E7 N24\$.