

TRACT 2 EX S-1
IN OR 854/52
CRAVEY SUB UNR

BAKER SUSAN B
54268 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-2750-0002-0000



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	VALUATION SUMMARY													
Exterior Wall	19	COMMON BRK 70	0900	01	1,774	104.5800	124.19	220,313	1974	1979	0	0	0	27.45	72.55	VALUATION BY STANDARD												
Exterior Wall	05	AVERAGE 30	1 SNGL FAM - 100% - 0													Heated Area: 1326												
Roof Structure	03	GABLE/HIP 100														HX Base Yr												
Roof Cover	03	COMP SHNGL 100																										
Interior Wall	05	DRYWALL 100																										
Interior Floor	14	CARPET 90																										
Interior Floor	11	CLAY TILE 10																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms	3	100																										
Bathrooms	1	100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units	0	100																										
BUD8 Adjustme	06	DIST 1D 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	1,326	100	1,326	119,472																								
FDG	624	60	374	33,697																								
FOP	56	30	17	1,532																								
FST	104	55	57	5,136																								
TOTALS	2,110		1,774	159,837																								
EXTRA FEATURES															54268 CHURCH 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											
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	1,715												
3	0861	POOL GUNIT	0	100	18	21	378.00	SF	85.00	85.00	100	1990	1990	3	20	6,426												
4	1242	WD DECK A	0	100	0	0	193.00	SF	10.00	10.00	100	1985	1985	3	20	386												
6	0845	KOOL DECK	0	100	0	0	431.00	SF	7.25	7.25	100	1985	1985	3	49.5	1,547												
8	0812	CONCRETE C	0	100	0	0	3,293.00	SF	4.00	4.00	100	1985	1985	3	49.5	6,520												
9	0940	SHEDS/PORT	0	100	6	6	36.00	SF	30.00	30.00	100	1987	1987	3	20	216												
13	1127	BRICK 8"	0	100	0	0	36.00	SF	11.00	11.00	100	2007	2007	3	97	384												
14	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1985	1985	3	20	200												
15	0835	QUARY TILE	0	100	4	6	24.00	SF	10.00	10.00	100	1985	1985	3	49.5	119												
16	0802	ASPHALT B	0	100	115	8	920.00	SF	2.40	2.40	100	1984	1984	3	50	1,104												
LAND DESCRIPTION															TOTAL OB/XF 18,617													
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	0.76	AC		1.00	1.00	1.00	35,000.00	35,000.00	26,600											
REVIEW DATE 06/17/2021 BY KBA Total Acres: 0.76 Total Land Value: 26,600 Market: 0 Agricultural: 0 Common: 26,600 PRINTED 08/02/2023 BY SYS																												