

TRACT 11 IN OR 607/646
EX R/W IN OR 222 PG 126
CRAVEY SUB UNR

ALFORD CHARLES E
54396 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2750-0011-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8024.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,487	100	1,487	151,269
FGR	638	55	351	35,706
FOP	48	30	14	1,424
FOP	150	30	45	4,578

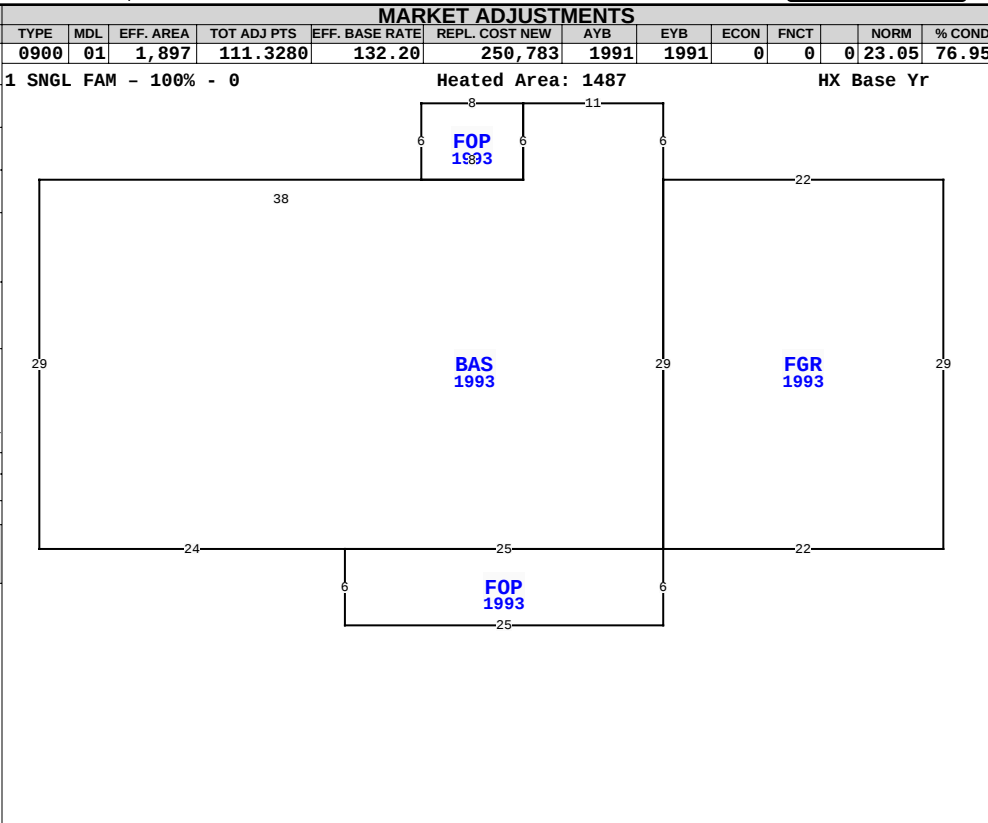
TOTALS	2,323		1,897	192,978
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EXTRA FEATURES

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0810	CONCRETE A	0 100	22	22	484.00	SF	6.50	6.50	100	1991	1991	3	64	2,013	
3	0940	SHEDS/PORT	0 100	14	8	112.00	SF	30.00	30.00	100	1986	1986	3	20	672	
4	0680	POLE SHED	0 100	14	8	112.00	SF	10.00	10.00	100	1986	1986	3	20	224	
5	0681	POLE SHED	0 100	14	8	112.00	SF	15.00	15.00	100	1986	1986	3	20	336	
6	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1982	1982	3	20	384	
8	0351	CARPORT MT	0 100	12	20	240.00	SF	10.00	10.00	100	2005	2005	3	27	648	
9	0803	ASPHALT C	0 100	0	0	2,007.00	SF	2.00	2.00	100	2000	2000	3	50	2,007	
10	0810	CONCRETE A	0 100	7	14	98.00	SF	6.50	6.50	100	1996	1996	3	73	465	

LAND DESCRIPTION

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	1.25	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,750							



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

TOTAL OB/XF																9,269
54396 CHURCH RD, CALLAHAN																

NASSAU COUNTY PROPERTY

VALUATION SUMMARY				PAGE 1 of 1	6
VALUATION BY	STANDARD				
Tax Group: 6	Tax Dist:				
BUILDING MARKET VALUE	192,978				
TOTAL MARKET OB/XF VALUE	9,269				
TOTAL LAND VALUE - MARKET	43,750				
TOTAL MARKET VALUE	245,997				
SOH/AGL Deduction	135,202				
ASSESSED VALUE	110,795				
TOTAL EXEMPTION VALUE	HX HB				
BASE TAXABLE VALUE	60,795				
TOTAL JUST VALUE	245,997				
NCON VALUE	0				
INCOME VALUE					
PREVIOUS YEAR MKT VALUE	194,828				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6309	NEW CONSTR	59,144	02/23/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0607/0646	9/14/1990	QC	U	I	01	100
GRANTOR: ALFORD KAREN B						
GRANTEE: ALFORD CHARLES E						
0589/0266	1/29/1990	WD	U	I	11	30,000
GRANTOR: RAMEY WINIFRED						
GRANTEE: ALFORD CHARLES & K						

BUILDING NOTES

BUILDING DIMENSIONS															
FGR=[YR=1993] W22 BAS=[YR=1993] N6 W11 FOP=[YR=1993] W8 S6 E8 N6 \$ S6 W38 S29 E24 FOP=[YR=1993] S6 E25 N6 W25 \$ E25 N29 \$ S29 E22 N29 \$.															