

TRACT 12
IN OR 2151/1152
CRAVEY SUB UNR

LEE TYLER N &/DRURY KAYLA MARIE
54412 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2750-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	720	100	720	71,373
FSP	90	40	36	3,569
UCP	720	20	144	14,275
UOP	24	20	5	495

TOTALS	1,554	905	89,712
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
4	0940	SHEDS/PORT	0 100	30	11	330.00	SF	18.30	
5	0825	BRICK	0 100	28	3	84.00	SF	12.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.25

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	905	96.2280	114.27	103,414	1990	1995	0	0	0 13.25	86.75	
1 SNGL FAM - 100% - 2018 Heated Area: 720 HX Base Yr 2018												
54412 CHURCH RD, CALLAHAN												

TOTAL OB/XF												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		278,929	
TOTAL MARKET OB/XF VALUE		5,447	
TOTAL LAND VALUE - MARKET		43,750	
TOTAL MARKET VALUE		328,126	
SOH/AGL Deduction		143,568	
ASSESSED VALUE		184,558	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		134,558	
TOTAL JUST VALUE		328,126	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		258,377	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617195	CO ISSUED	0	05/01/2006
B0617195	ADDITION	91,232	05/01/2006
E17265	ELEC OTHER	1,000	05/01/2006
M11473	MECH OTHER	0	05/01/2006
R08962	REPAIR/RRF	1,800	02/01/2006
5931	NEW CONSTR	22,100	08/17/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2151/1152	10/06/2017	WD	Q	I	01	190,000	
GRANTOR: MANASCO MARK ALAN							
GRANTEE: LEE TYLER N & KAYLA							
0764/0669	7/02/1996	WD	Q	I		44,500	
GRANTOR: COLTRANE REVIS BRIAN							
GRANTEE: MANASCO MARK ALAN							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W3 UOP=[YR=1993] N4 W6 S4 E6 \$ W21							
UCP=[YR=2007] W24 S30 E24 N30\$ S30 E24 FSP=[YR=2007] E6 N15							
W6 S15\$ N30\$.							

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