

LOT 15
IN OR 1873/1486
CRAVEY SUB UNR

HINDS JASON & ASHLEY
54405 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-2750-0015-0000



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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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. 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
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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	2,483	100	2,483	266,986
FGR	439	55	241	25,914
FOP	40	30	12	1,291
PTO	120	5	6	645

TOTALS	3,082		2,742	294,834
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,069.00	SF	4.00	4.00	
2	0476	VF 6 SBPL	1	100	0	0	80.00	LF	32.00	32.00	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,742	101.1744	120.14	329,424	2005	2008	0	0	10.50	89.50
1 SNGL FAM - 100% - 2014											
Heated Area: 2483											
HX Base Yr 2014											

54405 CHURCH RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
10,003											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			294,834
TOTAL MARKET OB/XF VALUE			10,003
TOTAL LAND VALUE - MARKET			52,500
TOTAL MARKET VALUE			357,337
SOH/AGL Deduction			169,752
ASSESSED VALUE			187,585
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			137,585
TOTAL JUST VALUE			357,337
NCON VALUE			2,803
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009190	REPAIR/RRF	23,157	06/15/2022
B15640	NEW CONSTR	173,918	06/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1873/1486	8/14/2013	SW	Q	I	02	179,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HINDS JASON & ASHLE						
1831/0297	12/21/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W24 PTO=[YR=2005] N10 W12 S10 E12 \$ W43 S43 E5 S1 E4 N1 E7 S1 E11 FOP=[YR=2005] S5 E8 N5 W8 \$ E19 N1 FGR=[YR=2005] E6 S1 E7 N1 E8 N22 W6 S2 W15 S20 \$ N20 E15 N2 E6 N21 \$.											