LOT 18
IN OR 2069/1389
CRAVEY SUB 2 UNR

MILLARD WILLIAM & SANDRA
54472 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0018-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
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	01	Quality Level 01

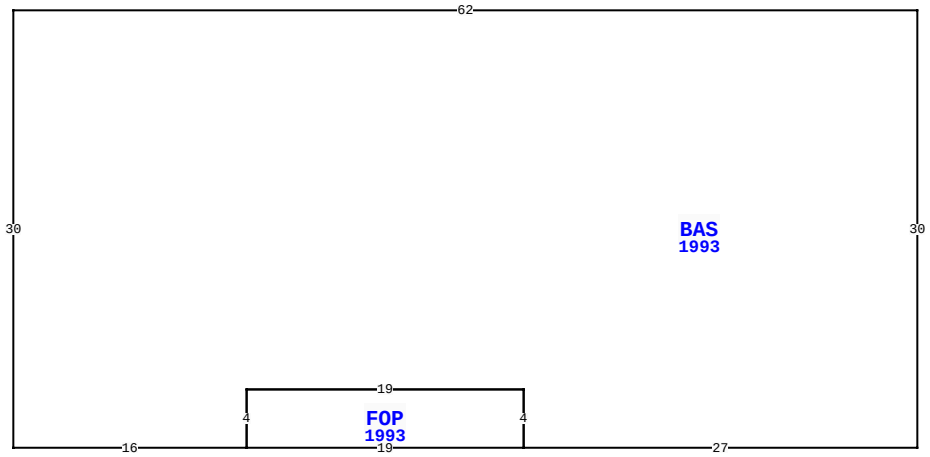
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	1,784	173,879
FOP	76	30	23	2,242
TOTALS	1,860		1,807	176,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,807	100.7100	119.59	216,099	1980	1985	0	0	0	18.50	81.50

1 SNGL FAM – 100% - 2019 Heated Area: 1784 HX Base Yr 2019



54472 CHURCH RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		176,121
TOTAL MARKET OB/XF VALUE		12,670
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		223,791
SOH/AGL Deduction		76,859
ASSESSED VALUE		146,932
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		91,932
TOTAL JUST VALUE		223,791
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006497	REPAIR/RRF	9,113	05/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2069/1389	7/25/2016	SW	U	I	12	91,300
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: MILLARD WILLIAM & S						
2016/1293	12/01/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF NEW YORK ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W62 S30 E16 FOP=[YR=1993] E19 N4 W19S4$ N4 E19 S4 E27 N30$.

EXTRA FEATURES

LN	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	1980	1980	3	49	1,715	
2	0861	POOL GUNIT	0	100	30	16	480.00	SF	85.00	85.00	100	1990	1990	3	20	8,160	
3	0845	KOOL DECK	0	100	0	0	704.00	SF	5.44	5.44	100	1990	1990	3	62	2,373	
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	2002	2002	3	21	422	

LAND DESCRIPTION

TOTAL OB/XF 12,670

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	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 10/14/2021 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS