LOT 19
IN OR 2272/171
CRAVEY SUB #2 UNR

JONES DERRILL V & CONNIE JO
54480 CHRUCH RD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	05	Quality Level 05

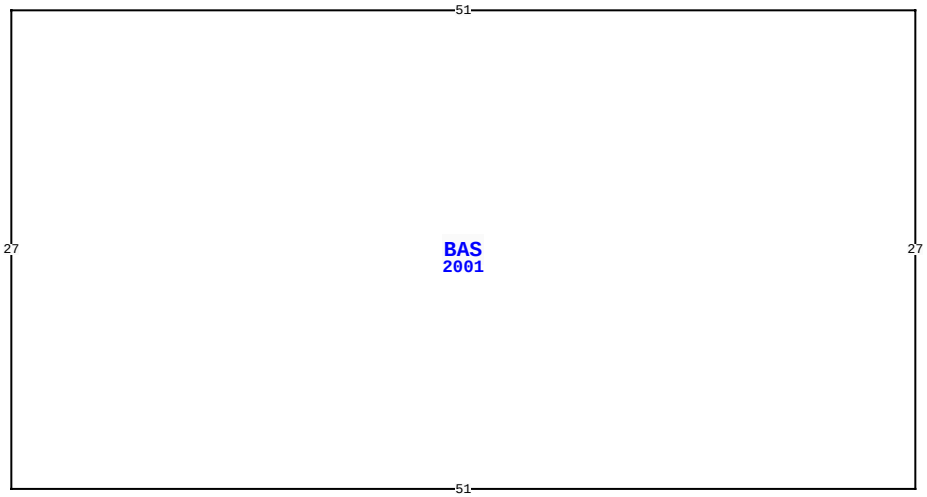
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100	1,377	67,549
TOTALS	1,377		1,377	67,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,377	140.1600	98.11	135,097	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1377 HX Base Yr



54480 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	67,548
TOTAL MARKET OB/XF VALUE	3,983
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	106,531
SOH/AGL Deduction	11,359
ASSESSED VALUE	95,172
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	95,172
TOTAL JUST VALUE	106,531
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH13481	MH MOVE-ON	0	05/01/2001
B985236	XFOB	4,902	08/01/1998
MH98	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2272/0171	2/21/2019	WD	U	I	11	100
GRANTOR: BRIGGS PAMELA K & DAN						
GRANTEE: JONES DERRILL VANCE						
2259/1253	2/21/2019	WD	Q	I	01	99,000
GRANTOR: BRIGGS PAMELA K & DAN						
GRANTEE: JONES DERRILL VANCE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W51 S27 E51 N27 $.

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
3	0811	CONCRETE B	0	0	56	11	616.00	SF	4.16	4.16	100	1995	1995	3	72	1,845	
4	0756	FEP	0	0	36	11	396.00	SF	27.00	27.00	100	2001	2001	3	20	2,138	

LAND DESCRIPTION

TOTAL OB/XF 3,983

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	000115	C	SFR ACRES	0	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 07/25/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS