LOT 21
IN OR 1738/1683 & OR 1738/1686
CRAVEY SUB 2 UNR

BEASLEY BRIAN A & HEATHER
54502 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

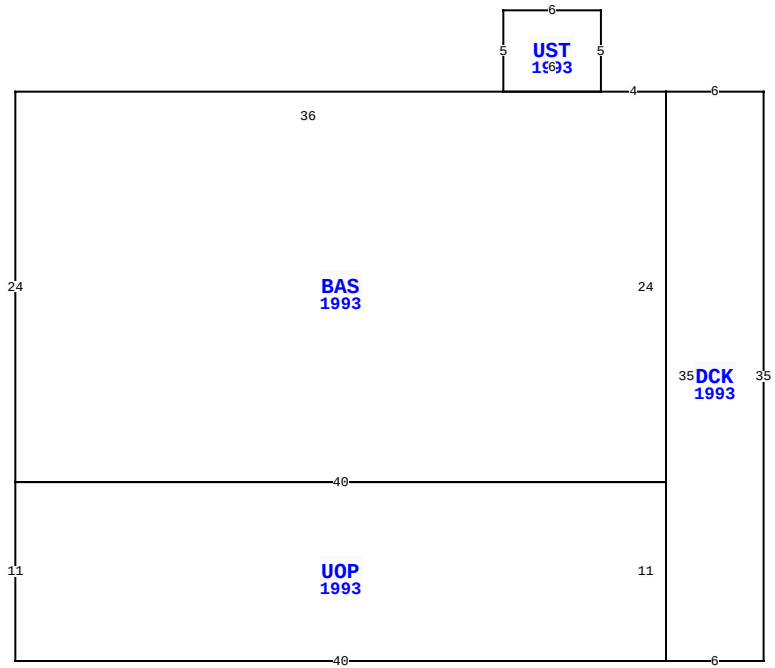
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	101,934
DCK	210	10	21	2,230
UOP	440	20	88	9,344
UST	30	45	14	1,487
TOTALS	1,640		1,083	114,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,083	109.0422	129.49	140,238	1981	1986	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2012 Heated Area: 960 HX Base Yr 2012



54502 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		114,995
TOTAL MARKET OB/XF VALUE		5,554
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		159,049
SOH/AGL Deduction		88,228
ASSESSED VALUE		70,821
TOTAL EXEMPTION VALUE	HX HB	45,821
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		159,049
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,888

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951441	H/AC	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1738/1686	4/29/2011	WD	U	I	11	12,000
GRANTOR: BEASLEY JESSE						
GRANTEE: BEASLEY BRIAN A & H						
1738/1683	4/21/2011	WD	U	I	11	42,400
GRANTOR: BEASLEY BRIAN A ETAL						
GRANTEE: BEASLEY BRIAN A & H						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=1993] W6 BAS=[YR=1993] W4 UST=[YR=1993] N5 W6 S5 E6$
W36 S24 UOP=[YR=1993] S11 E40 N11 W40$ E40 N24$ S35 E6 N35$.

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	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
5	0811	CONCRETE B	0	100	42	26	1,092.00	SF	5.20	5.20	100	2003	2003	3	84	4,770	
6	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2003	2003	3	22	528	

LAND DESCRIPTION

TOTAL OB/XF 5,554

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		OR	0.00	0.00	1.10	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,500							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 1.10 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 08/02/2023 BY SYS