LOT 24
IN OR 2636/892
CRAVEY SUB 2 UNR

KUCHES SUSAN JAMIE
54534 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	04	Quality Level 04

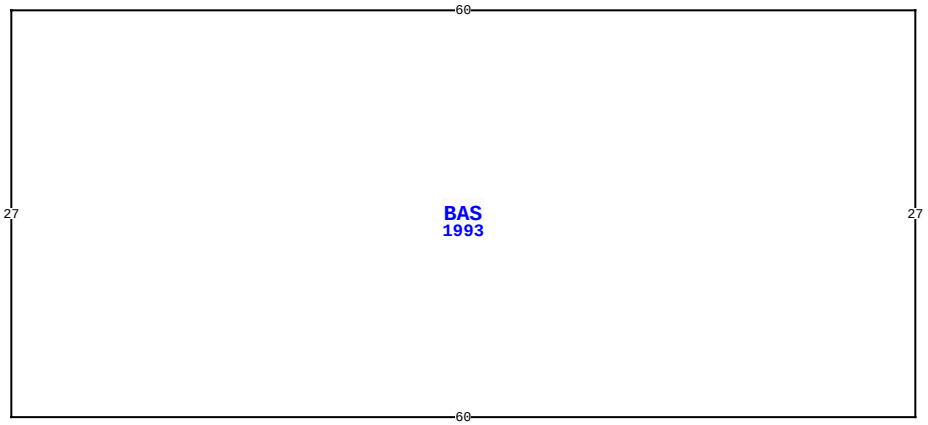
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	85,692
TOTALS	1,620		1,620	85,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,620	127.1600	82.65	133,893	1988	2008	0	0	0	36.00	64.00

1 M/H 93- – 100% - 2019 Heated Area: 1620 HX Base Yr 2019



54534 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		85,692
TOTAL MARKET OB/XF VALUE		5,999
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		126,691
SOH/AGL Deduction		53,146
ASSESSED VALUE		73,545
TOTAL EXEMPTION VALUE	HX HB	48,545
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		126,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7322	MH MOVE-ON	32,000	06/06/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/892	4/25/2023	WD	Q	I	01	145,000
GRANTOR: WOODWORTH RACHEL						
GRANTEE: KUCHES SUSAN JAMIE						
2144/1646	8/30/2017	WD	Q	I	01	86,000
GRANTOR: KING PAMELA S NKA PAM						
GRANTEE: WOODWORTH RACHEL						

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	1988	1988	3	20	579	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	
4	0810	CONCRETE A	0	100	12	40	480.00	SF	6.50	6.50	100	1995	1995	3	72	2,246	
5	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1995	1995	3	24	432	
6	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1995	1995	3	24	432	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E60 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 5,999

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	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS