LOT 26 R224340
IN OR 1404/1677
CRAVEY SUB 2 UNR

AUSTIN TAMMY EST
54556 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

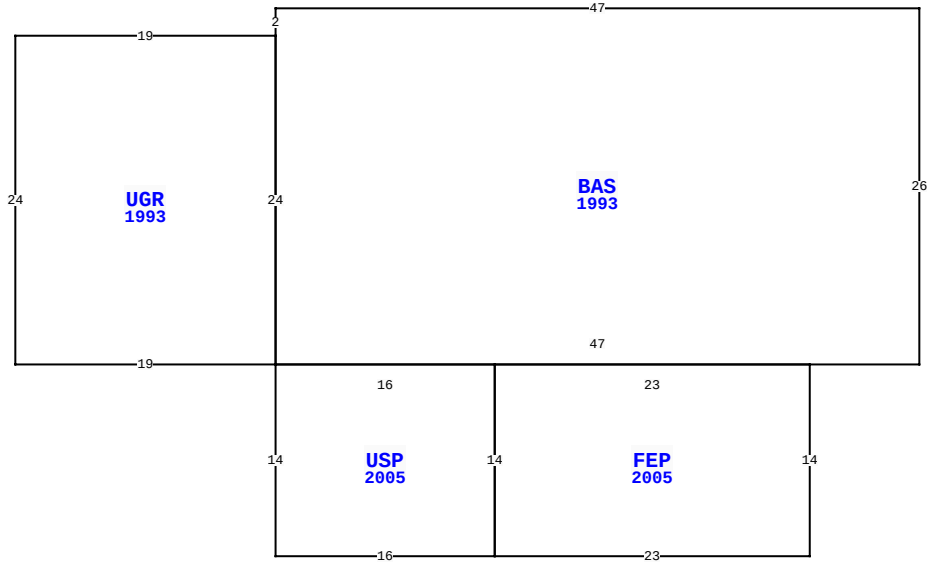
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	02	MIN PLYWD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	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
Quality	03	Quality Level 03
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	1,222	100	1,222	27,022
FEP	322	85	274	6,059
UGR	456	45	205	4,533
USP	224	50	112	2,477
TOTALS	2,224		1,813	40,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,813	113.4000	73.71	133,636	1964	1964	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1496 HX Base Yr



54556 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	40,091
TOTAL MARKET OB/XF VALUE	6,092
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	81,183
SOH/AGL Deduction	9,327
ASSESSED VALUE	71,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,856
TOTAL JUST VALUE	81,183
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,669

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7932	GARAGE	7,752	03/16/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/1677	4/17/2006	QC	U	I	07	100
GRANTOR: ROBERSON ALICE FAYE &						
GRANTEE: ROBERSON ALICE FAYE						
1203/0052	1/22/2004	QC	U	I	01	100
GRANTOR: ROBERSON ALICE FAYE						
GRANTEE: ROBERSON ALICE FAYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 S2 UGR=[YR=1993] W19 S24 E19 N24$ S24 USP=[YR=2005] S14 E16 FEP=[YR=2005] E23 N14 W23 S14$ N14 W16$ E47 N26$.

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	0681	POLE SHED	0	0	20	16	320.00	SF	9.00	9.00	100	1984	1984	3	20	576	
2	0940	SHEDS/PORT	0	0	12	15	180.00	SF	20.10	20.10	100	1982	1982	3	20	724	
4	0812	CONCRETE C	0	0	85	16	1,360.00	SF	4.00	4.00	100	2002	2002	3	83	4,515	
5	0351	CARPORT MT	0	0	20	18	360.00	SF	3.50	3.50	100	2003	2003	3	22	277	

LAND DESCRIPTION

TOTAL OB/XF 6,092

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	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 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