LOT 30
IN OR 2385/1772
CRAVEY SUB 2 UNR

DRURY DIANE L L/E/
54561 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

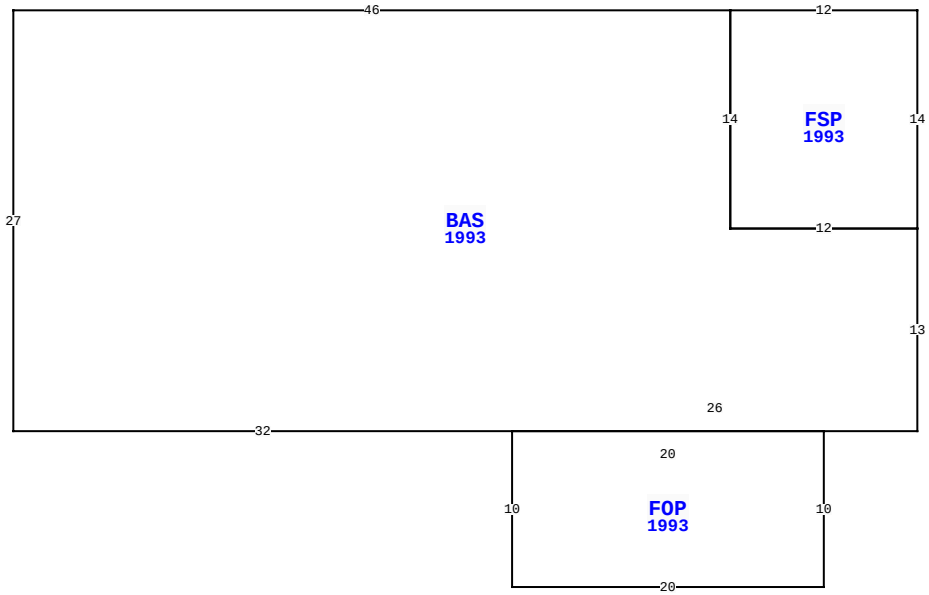
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100	1,398	23,130
FOP	200	30	60	993
FSP	168	60	101	1,671
TOTALS	1,766		1,559	25,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,559	84.8400	55.15	85,979	1972	1977	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1398 HX Base Yr



54561 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		25,794
TOTAL MARKET OB/XF VALUE		3,479
TOTAL LAND VALUE - MARKET		53,200
TOTAL MARKET VALUE		82,473
SOH/AGL Deduction		51,544
ASSESSED VALUE		30,929
TOTAL EXEMPTION VALUE	HX HB SX	30,929
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		82,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2385/1772	8/19/2020	WD	U	I	30	25,000
GRANTOR: DRURY DIANE L L/E						
GRANTEE: DRURY ROBERT M & VI						
2237/1690	6/07/2018	SW	U	I	11	100
GRANTOR: DRURY DIANE L						
GRANTEE: DRURY DIANE L L/E E						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W12 BAS=[YR=1993] W46 S27 E32 FOP=[YR=1993] S10 E20 N10 W20$ E26N13 W12 N14$ S14 E12 N14$.

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	1242	WD DECK A	0	100	0	0	192.00	SF	10.00	10.00	100	1990	1990	3	20	384	
3	0680	POLE SHED	0	100	23	30	690.00	SF	10.00	10.00	100	1975	1975	3	20	1,380	

LAND DESCRIPTION

TOTAL OB/XF 3,479

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	0006	OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	35,000.00	35,000.00	53,200							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.52 Total Land Value: 53,200 Market: 0 Agricultural: 0 Common: 53,200 PRINTED 08/02/2023 BY SYS