LOT 35 R622367
IN OR 764/337 & OR 1663/465
CRAVEY SUB 2 UNR

BROWN DAVID E & TINA M
54511 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

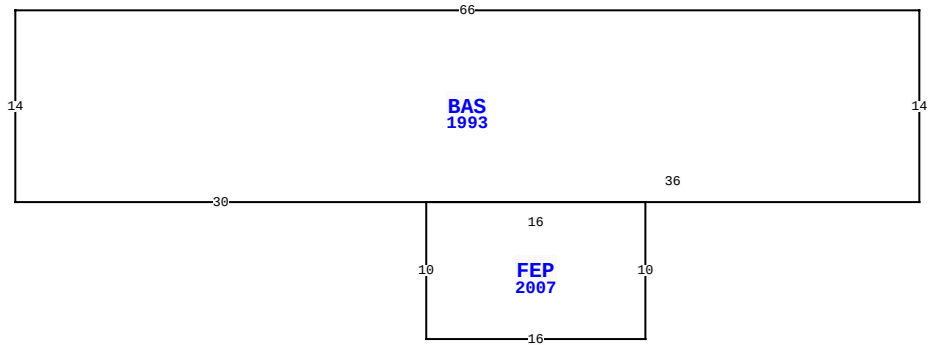
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
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	924	100	924	15,423
FEP	160	85	136	2,270
TOTALS	1,084		1,060	17,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,060	85.6000	55.64	58,978	1980	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1060 HX Base Yr 1997



54511 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		17,693
TOTAL MARKET OB/XF VALUE		2,745
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		77,138
SOH/AGL Deduction		48,206
ASSESSED VALUE		28,932
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,932
TOTAL JUST VALUE		77,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1663/0465	7/27/2009	QC	U	I	11	100
GRANTOR: SAWYER JIM H & LOIS T						
GRANTEE: BROWN DAVID E						
0764/0337	7/01/1996	AD	Q	I		40,000
GRANTOR: SAWYER JIM & LOIS						
GRANTEE: BROWN DAVID & TINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E30 FEP=[YR=2007] S10 E16 N10 W16$ E36 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	0940	SHEDS/PORT	0	100	12	22	264.00	SF	20.10	20.10	100	1980	1980	3	20	1,061	
2	0680	POLE SHED	0	100	12	7	84.00	SF	10.00	10.00	100	1980	1980	3	20	168	
3	1242	WD DECK A	0	100	10	16	160.00	SF	10.00	10.00	100	1995	1995	3	20	320	
4	0810	CONCRETE A	0	100	18	14	252.00	SF	6.50	6.50	100	1996	1996	3	73	1,196	

LAND DESCRIPTION

TOTAL OB/XF 2,745

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	1.62	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,700							

REVIEW DATE 01/29/2019 BY KBA Total Acres: 1.62 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 08/02/2023 BY SYS