LOT 37
CRAVEY SUB 2 UNR

PARRISH KYLE & HOLLIE
54487 CHURCH ROAD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

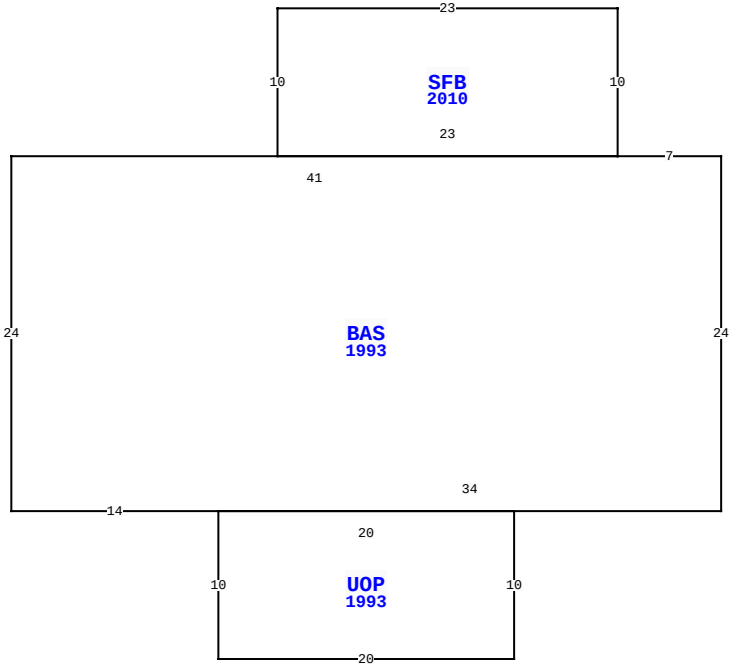
DOR CODE	0200 MOBILE HOME
MAP NUM	
MKT AREA	08
NEIGHBORHOOD/LOC	8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	27,855
SFB	230	80	184	4,449
UOP	200	25	50	1,209
TOTALS	1,582		1,386	33,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,386	124.0000	80.60	111,712	1984	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1336 HX Base Yr 2023



54487 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		33,514
TOTAL MARKET OB/XF VALUE		6,842
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		96,356
SOH/AGL Deduction		0
ASSESSED VALUE		96,356
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,356
TOTAL JUST VALUE		96,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		83,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M961596	H/AC	0	05/01/1996
7583	REMODEL	100	07/24/1991
7315	ADDITION	7,041	06/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2553/1585	3/16/2022	QC	U	I	11	1,200
GRANTOR: URCH WAYNE & PATRICIA						
GRANTEE: PARRISH KYLE & HOLL						
1694/1045	8/18/2010	WD	Q	I	02	95,000
GRANTOR: JONES CHARLES L & HEL						
GRANTEE: URCH WAYNE & PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 SFB=[YR=2010] N10 W23 S10 E23$ W41 S24 E14
UOP=[YR=1993] S10 E20 N10 W20$ E34 N24 $.

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
5	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	2005	2005	3	27	810	
7	0811	CONCRETE B	0	100	0	0	1,234.00	SF	5.20	5.20	100	2012	2012	3	94	6,032	

LAND DESCRIPTION

TOTAL OB/XF 6,842

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.60	AC		1.00	1.00	1.00	35,000.00	35,000.00	56,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.60 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 08/02/2023 BY SYS