PT LOTS 40 & 41
IN OR 2548/1842
CRAVEY SUB 2 UNR

HOLTON THARP PATRICK & PATRICIA ANNA MAE
54455 CHURCH ROAD
CALLAHAN, FL 32011

**2023**

**03-1N-25-2752-0040-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

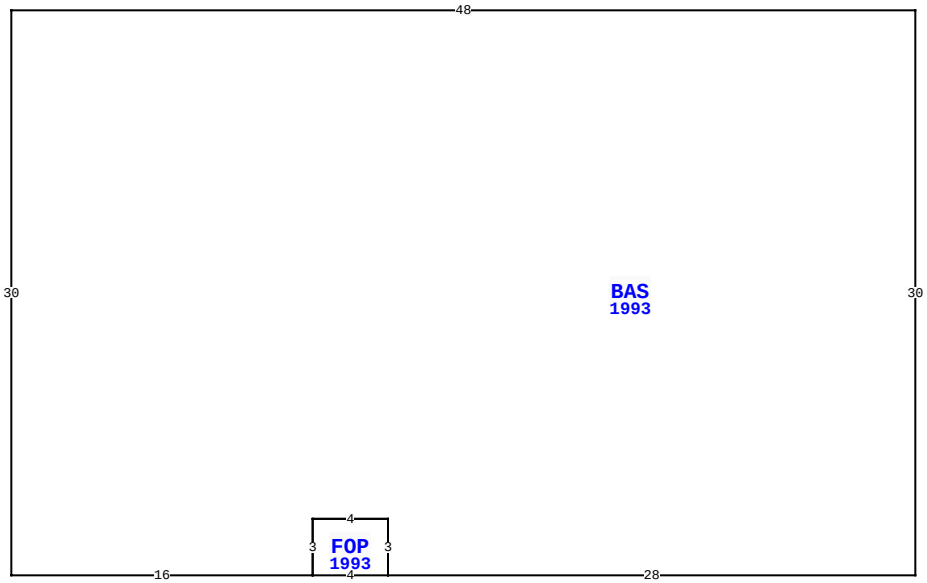
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8024.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,428 | 100 | 1,428 | 128,529 |
| FOP | 12 | 30 | 4 | 360 |
| TOTALS | 1,440 | | 1,432 | 128,889 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,432 | 119.0800 | 107.47 | 153,897 | 1982 | 1986 | 0 | 0 | 0 | 16.25 | 83.75 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1428 HX Base Yr 2020




54455 CHURCH RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 03/11/2008 | KW | LGL DATE |
| XF DATE | | | LAND DATE |
| INC DATE | | | AG DATE |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 128,889 |
| TOTAL MARKET OB/XF VALUE | | 2,079 |
| TOTAL LAND VALUE - MARKET | | 35,700 |
| TOTAL MARKET VALUE | | 166,668 |
| SOH/AGL Deduction | | 38,527 |
| ASSESSED VALUE | | 128,141 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 78,141 |
| TOTAL JUST VALUE | | 166,668 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 144,299 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22002638 | REPAIR/RRF | 2,000 | 02/16/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2548/1842 | 3/15/2022 | QC | U | I | 11 | 100 |
| GRANTOR: HOLTON THARP PATRICK | | | | | | |
| GRANTEE: | | | | | | |
| 2275/0393 | 5/02/2019 | SW | U | I | 12 | 97,000 |
| GRANTOR: REGIONS BANK | | | | | | |
| GRANTEE: HOLTON THARP PATRIC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W48 S30 E16 FOP=[YR=1993] E4 N3 W4 S3$ N3 E4 S3 E28 N30$.

## 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 | 0812 | CONCRETE C | 0 | 100 | 60 | 20 | 1,008.00 | SF | 4.00 | 4.00 | 100 | 1982 | 1982 | 3 | 41 | 1,653 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 10 | 20 | 160.00 | SF | 6.50 | 6.50 | 100 | 1982 | 1982 | 3 | 41 | 426 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,079

| 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 | 0005 | OR | 0.00 | 0.00 | 1.02 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,700 | | | | | | | |

REVIEW DATE 07/29/2019 BY KBA Total Acres: 1.02 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/02/2023 BY SYS