LOT 43
IN OR 1257/1741
CRAVEY SUB 2 UNR

LINGER LINDA L
54427 CHURCH RD
CALLAHAN, FL 32011

2023

03-1N-25-2752-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

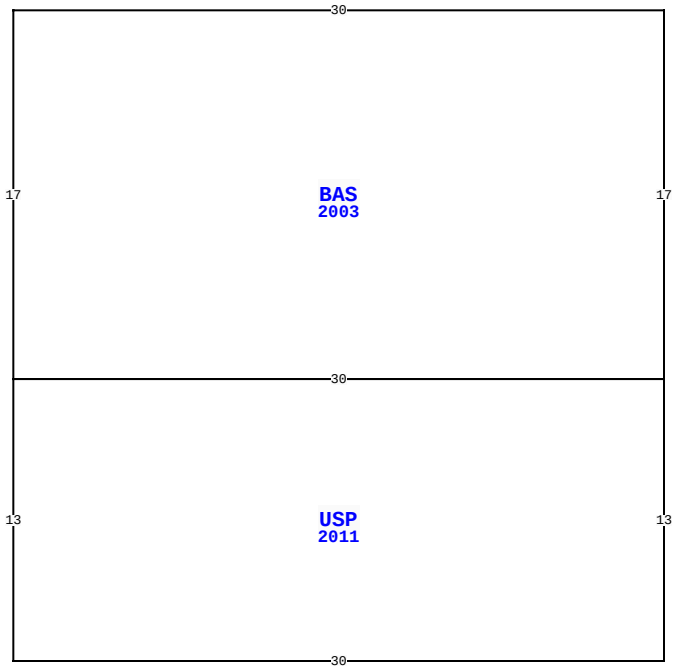
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	510	100	510	51,340
USP	390	30	117	11,778
TOTALS	900		627	63,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	627	119.4270	107.78	67,578	2003	2008	0	0	0	6.60	93.40

2 SINGLE FAM – 100% - 2005 Heated Area: 510 HX Base Yr 2005



54427 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		63,118
TOTAL MARKET OB/XF VALUE		2,582
TOTAL LAND VALUE - MARKET		51,800
TOTAL MARKET VALUE		117,500
SOH/AGL Deduction		56,070
ASSESSED VALUE		61,430
TOTAL EXEMPTION VALUE	HX HB	36,430
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,805

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004171	REPAIR/RRF	1,500	04/06/2021
B12777	NEW CONSTR	32,670	05/01/2004
R6137	REPAIR/RRF	500	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1257/1741	9/09/2004	WD	Q	I		61,000
GRANTOR: FULLARD JIMMIE W						
GRANTEE: LINGER LINDA L						
0800/1942	7/24/1997	WD	Q	I		25,000
GRANTOR: NEWCOMER ROBERT F & S						
GRANTEE: FULLARD JIMMIE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 S17 USP=[YR=2011] S13 E30 N13 W30$ E30 N17$
.

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	0351	CARPORT MT	0	100	20	10	200.00	SF	10.00	10.00	100	1990	1990	3	20	400	
3	0940	SHEDS/PORT	0	100	16	10	60.00	SF	30.00	30.00	100	1990	1990	3	20	360	
6	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2009	2009	3	91	142	
7	0681	POLE SHED	0	100	26	14	364.00	SF	9.00	9.00	100	2004	2004	3	40	1,310	
8	0479	VF PICKET	0	100	0	0	56.00	LF	10.00	10.00	100	2004	2004	3	66	370	

LAND DESCRIPTION

TOTAL OB/XF 2,582

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	0006	OR	0.00	0.00	1.48	AC		1.00	1.00	1.00	35,000.00	35,000.00	51,800							

REVIEW DATE 01/31/2022 BY KBA Total Acres: 1.48 Total Land Value: 51,800 Market: 0 Agricultural: 0 Common: 51,800 PRINTED 08/02/2023 BY SYS