IN OR 1348/1766
(EX 11-9)
FPL ESMT IN OR 614/46

CRAVEY THOMAS D & VICKI L
54014 TURNING LEAF DRIVE
CALLAHAN, FL 32011

2023

34-2N-25-0000-0011-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

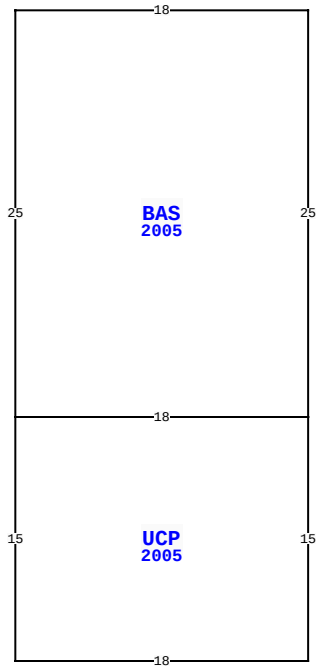
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	450	6,912
UCP	270	20	54	829
TOTALS	720		504	7,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	504	57.7500	20.21	10,186	2005	2005	0	0	0	24.00	76.00

1 GARAGE RES – 0% - 0 Heated Area: 450 HX Base Yr



2692 WILBUR JONES 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	7,741
TOTAL MARKET OB/XF VALUE	2,268
TOTAL LAND VALUE - MARKET	79,920
TOTAL MARKET VALUE	89,929
SOH/AGL Deduction	14,132
ASSESSED VALUE	75,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,797
TOTAL JUST VALUE	89,929
NCON VALUE	2,268
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16212	GARAGE	0	10/01/2005
E996248	CHNGE SRVC	0	10/01/1999
8363	MH MOVE-ON	10,000	11/09/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1348/1766	9/09/2005	WD	U	I	06	100
GRANTOR: EMBASSY MORTGAGE CORP						
GRANTEE: CRAVEY THOMAS D & V						
0963/1839	12/27/2000	WD	U	V	07	100
GRANTOR: CRAVEY THOMAS D & VIC						
GRANTEE: EMBASSY MORTGAGE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 S25 UCP=[YR=2005] S15 E18 N15 W18$ E18 N25$
.

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	0681	POLE SHED	0	0	15	18	270.00	SF	15.00	15.00	100	2008	2008	3	56	2,268	

LAND DESCRIPTION

TOTAL OB/XF 2,268

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	000100	C	SFR	0		OR	0.00	0.00	4.44	AC		1.00	1.00	1.00	18,000.00	18,000.00	79,920							

REVIEW DATE 11/21/2022 BY KWA Total Acres: 4.44 Total Land Value: 79,920 Market: 0 Agricultural: 0 Common: 79,920 PRINTED 08/02/2023 BY SYS