IN OR 2353/1859
PARCELS 10-15 & 10-21
EX 10-22 10-27 & 10-31

SEPRISH DWAYNE THOMAS II & KAYCIE DANIELLE
54008 GRAY ROCK LANE
CALLAHAN, FL 32011

2023

37-1N-25-0000-0010-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

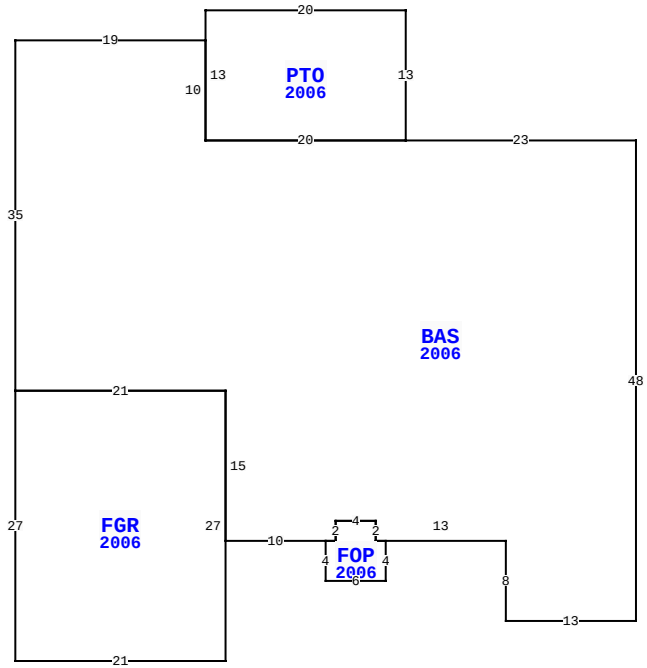
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,451	100	2,451	283,004
FGR	567	55	312	36,025
FOP	32	30	10	1,155
PTO	260	5	13	1,501
TOTALS	3,310		2,786	321,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,786	110.4960	131.21	365,551	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2021 Heated Area: 2451 HX Base Yr 2021



54008 GRAY ROCK LN, CALLAHAN

BLD DATE	04/04/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		321,685
TOTAL MARKET OB/XF VALUE		12,945
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		395,830
SOH/AGL Deduction		93,504
ASSESSED VALUE		302,326
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,326
TOTAL JUST VALUE		395,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10824	MECH OTHER	0	12/01/2005
P10273	OTHER	0	11/01/2005
E15984	ELEC OTHER	1,000	10/01/2005
C16152	CO ISSUED	180,418	09/01/2005
B16152	NEW CONSTR	180,418	09/01/2005
R8292	REPAIR/RRF	2,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2353/1859	4/14/2020	WD	Q	I	01	325,800
GRANTOR: NEMEC MICHAEL J & KAI						
GRANTEE: SEPRISH DWAYNE T II						
2016/1710	11/03/2015	SW	U	I	12	180,000
GRANTOR: BCAT 2015-13BTT						
GRANTEE: NEMEC MICHAEL JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 PTO=[YR=2006] N13 W20 S13 E20$ W20 N10 W19 S35 FGR=[YR=2006] S27 E21 N27 W21$ E21 S15 E10 FOP=[YR=2006] S4 E6 N4 W1 N2 W4 S2 W1$ E1 N2 E4 S2 E13 S8 E13 N48$.

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	0	0	1,708.00	SF	4.00	4.00	100	2006	2006	3	88	6,012	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
3	0476	VF 6 SBPL	0	100	0	0	122.00	LF	32.00	32.00	100	2019	2019	3	96	3,748	

LAND DESCRIPTION

TOTAL OB/XF 12,945

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		0.00	0.00	3.40	AC		1.00	1.00	1.00	18,000.00	18,000.00	61,200							

REVIEW DATE 02/09/2021 BY KBA Total Acres: 3.40 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 08/02/2023 BY SYS