PT OF SE 1/4 OF SW 1/4
IN OR 112 PG 268 EX 1-49
ESMT OR 2194/187

WEBBER CLARENCE L JR
54221 CRAVEY ROAD
CALLAHAN, FL 32011

2024

03-1N-25-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

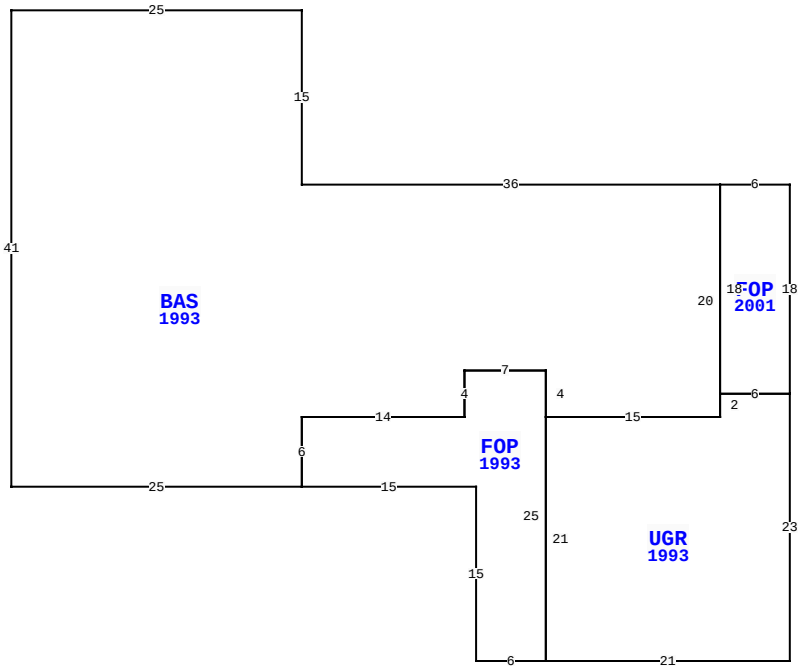
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,717	100	1,717	148,368
FOP	244	30	73	6,308
FOP	108	30	32	2,766
UGR	453	45	204	17,628
TOTALS	2,522		2,026	175,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,026	109.5885	104.11	210,927	1984	1984	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 1985 Heated Area: 1717 HX Base Yr 1985



54221 CRAVEY 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		175,069
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		210,069
SOH/AGL Deduction		104,679
ASSESSED VALUE		105,390
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		55,390
TOTAL JUST VALUE		210,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001770	REPAIR/RRF	0	02/01/2022
MH94557	MH MOVE-ON	21,900	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0112/0268	1/01/1971	TA	Q	V		3,000
GRANTOR:						
GRANTEE:						
0107/0094	1/01/1971	TA	Q	V		2,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W6 BAS=[YR=1993] W36 N15 W25 S41 E25
FOP=[YR=1993] E15 S15 E6 UGR=[YR=1993] E21 N23 W6 S2 W15 S21 $ N25 W7 S4 W14 S6 $ N6 E14 N4 E7 S4 E15 N20 $ S18 E6 N18 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/08/2020 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS