



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	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing	10	100
Frame	05	STEEL 100
Story Height	15	100
RMS	3	100
Stories	1.	1. 100
Class	00	. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE

MAP NUM		MKT AREA	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8024.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,196	185	2,213	15,150
BAS	13,724	100	13,724	93,954
CAN	1,000	30	300	2,054
SFB	10,000	80	8,000	54,768
UST	80	50	40	274

TOTALS	26,000		24,277	166,200
--------	--------	--	--------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0430	CL FNC 6B	0	0	0	0	1,100.00	LF	8.73	8.73	
2	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	
3	0803	ASPHALT C	0	0	0	0	16,105.00	SF	2.00	2.00	
4	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	
5	0980	TANK	0	0	0	0	1.00	UT	16,000.00	16,000.00	
6	0425	CL FNC 8'	0	0	0	0	73.00	LF	10.65	10.65	
7	1242	WD DECK A	0	0	0	0	136.00	SF	10.00	10.00	
8	6001	ROLLUP DR	0	0	0	0	9.00	UT	400.00	400.00	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	004800	C	WAREHOUSE	0	0006	CN	0.00	0.00	138,956.00	SF	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	24,277	99.7500	45.64	1,108,002	1971	1971	0	0	5	80.00	15.00
1 STOR WAREH - 0% - 2023												
Heated Area: 22920												
HX Base Yr												
100 100 100 100 100 100 100 100 100 100 100 100 100												
SFB 1993												
BAS 1993												
AOF 1993												
JST 1993												
E250 1994												

54024 CRAVEY RD, CALLAHAN	BLD DATE	09/22/2020	KK	LGL DATE	
	XF DATE	09/22/2020	KK	LAND DATE	09/22/2020
	INC DATE			AG DATE	KK

TOTAL OB/XF												
22,918												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		166,200	
TOTAL MARKET OB/XF VALUE		22,918	
TOTAL LAND VALUE - MARKET		69,478	
TOTAL MARKET VALUE		258,596	
SOH/AGL Deduction		0	
ASSESSED VALUE		258,596	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		258,596	
TOTAL JUST VALUE		258,596	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,046	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941531	NEW CONSTR	20,000	12/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1196/0055	12/17/2003	WD	U	I	19
					380,000
GRANTOR: LIBERAL NEWSPAPERS IN					
GRANTEE: SOUTHERN COMPANY EN					
0876/1559	3/31/1999	WD	Q	I	
					350,000
GRANTOR: SUN NEWSPAPER INC					
GRANTEE: LIBERAL NEWSPAPERS					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
UST=[YR=1993] W10 BAS=[YR=1993] W140 SFB=[YR=1993] W100 S100 CAN=[YR=1994] S4 E250 N4 AOF=[YR=1993] N92 W13 S92E13 \$ W250\$ E100 N100\$ S100 E137 N92 E3 N8\$ S8 E10 N8\$.											