

WADDELL JAMES C & ASHLEY M
54704 CRAVEY ROAD
CALLAHAN, FL 32011

03-1N-25-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 50

17 CB STUCCO 50

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

08 SHT VINYL 80

14 CARPET 20

03 CENTRAL 100

04 AIR DUCTED 100

02 WOOD FRAME 100

06 DIST 1D 100

03 Quality Level 03

0100 SINGLE FAMILY

08

8024.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS96010096077,208

FOP11230342,734

FUS78410078463,054

TOTALS1,8561,778142,997

0100 MDL

01 EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,778

107.0000

101.65

180,734

1977

1977

0

0

20.88

79.12

01 SINGLE FAM - 100% - 2012

Heated Area: 1744

HX Base Yr 2012

28

28

28

28

FUS1993

40

24

24

40

FOP1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

54704 CRAVEY RD, CALLAHAN

LD 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

10510GARAGE WD-01002424576.00SF35.0035.00100200220023306,048

20811CONCRETE B010000768.00SF5.205.20100200220023823,275

30940SHEDS/PORT010010880.00SF30.0030.0010019901990320480

LAND DESCRIPTION

TOTAL OB/XF

9,803

LD N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1000100C SFR1000006OR0.000.001.00AC1.001.001.0035,000.0035,000.0035,000

REVIEW DATE

06/17/2021

BY

KBA

Total Acres:

1.00

Total Land Value:

35,000

Market:

0

Agricultural:

0

Common:

35,000

PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

142,997

TOTAL MARKET OB/XF VALUE

9,803

TOTAL LAND VALUE - MARKET

35,000

TOTAL MARKET VALUE

187,800

SOH/AGL Deduction

80,956

ASSESSED VALUE

106,844

TOTAL EXEMPTION VALUE

50,000

BASE TAXABLE VALUE

56,844

TOTAL JUST VALUE

187,800

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

181,748

PERMIT NUM

DESCRIPTION

AMT

ISSUED

103288GARAGE19,00810/01/2002

R4479NEW CONSTR1,00010/01/2002

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I I

V I

RSN CD

SALE PRICE

1722/01081/27/2011WDQI01128,000

GRANTOR: BURTON LESLIE M & HEL

GRANTEE: WADDELL JAMES C & A

1708/133611/05/2010QCUI11100

GRANTOR: BURTON LESLIE M

GRANTEE: BURTON LESLIE M & H

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W40 S24 E40 N24 \$

FUS=[YR=1993;ORIG=0,-20] N28 W28 S28 E28 \$

FOP=[YR=1993;ORIG=-40,24] S4 E28 N4 W28 \$

PTR=[ORIG=0,0] N20 S20 \$