

BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	31	HARDIE BRD 80		
Exterior Wall	11	BD/BTN AVG 20		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	13	LVT/LAMNT 70		
Interior Floo	14	CARPET 30		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories	2.	2. 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		8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,580	100	2,580	310,143
DCK	486	10	49	5,890
FGR	561	55	309	37,145
FOP	198	30	59	7,093
FUS	312	100	312	37,506
TOTALS		4,137	3,309	397,777
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0811	CONCRETE B	0 100	0 0

54373 CRAVEY RD, CALLAHAN									
BLD DATE				LGL DATE					
XF DATE				LAND DATE					
INC DATE				AG DATE					

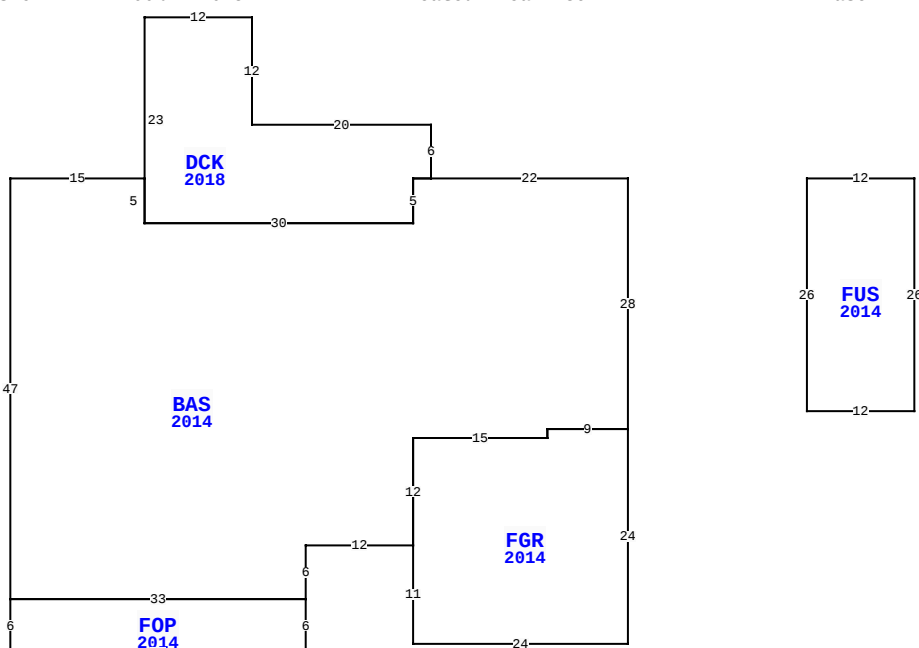
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2,100.00	SF	5.20	5.20	100	2014	2014	3	95	10,374	
TOTAL OB/XF 10,374										

LAND DESCRIPTION															TOTAL OB/XF 10,374									
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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE	08/02/2023	BY	KW	Total Acres: 2.00	Total Land Value: 70,000	Market: 0	Agricultural: 0	Common: 70,000	PRINTED 08/06/2024 BY SYS
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	3,309	100.2800	125.35	414,783	2014	2014	0	0

1 SNGL FAM - 100% - 2015									
Heated Area: 2892									
HX Base Yr 2015									



TOTALS									
4,137		3,309		397,777					

NASSAU COUNTY PROPERTY										PAGE 1 of 2	6
VALUATION SUMMARY											
VALUATION BY					STANDARD						
Tax Group: 6					Tax Dist:						
BUILDING MARKET VALUE					409,205						
TOTAL MARKET OB/XF VALUE					10,374						
TOTAL LAND VALUE - MARKET					70,000						
TOTAL MARKET VALUE					489,579						
SOH/AGL Deduction					241,932						
ASSESSED VALUE					247,647						
TOTAL EXEMPTION VALUE					HX HB 50,000						
BASE TAXABLE VALUE					197,647						
TOTAL JUST VALUE					489,579						
NCON VALUE					11,428						
INCOME VALUE											
PREVIOUS YEAR MKT VALUE					421,295						

PERMIT NUM				DESCRIPTION				AMT		ISSUED	
B2210859				GARAGE				33,240		12/01/2022	
B1428259				NEW CONSTR				340,169		01/01/2014	

SALES DATA							
OFF RECORD Number		DATE		TYPE INST		Q U / V I / RSN CD	
1868/0293		7/15/2013		WD U		V 11	
GRANTOR: JACKSON BILLY R & BET							
GRANTEE: JACKSON ANDY & STEP							
1009/0236		9/24/2001		WD Q		V	
GRANTOR: SMITH ROBERT T							
GRANTEE: JACKSON BILLY R & B							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2014] W22 DCK=[YR=2018] N6 W20 N12 W12 S23 E30 N5 E2\$ W2 S5 W30 N5 W15 S47 FOP=[YR=2014] S6 E33 N6 W33\$ E33 N6 E12 FGR=[YR=2014] S11 E24 N24 W9 S1 W15 S12\$ N12 E15 N1 E9 N28\$ PTR=E20 FUS=[YR=2014] E12 S26 W12 N26\$ W20\$.									

