LOT 4
IN OR 1479/1159
JONES EST PB 7/39

KISNER SCOTT & TINA
54276 CRAVEY ROAD
CALLAHAN, FL 32011

2024

03-1N-25-0976-0004-0000

BUILDING CHARACTERISTICS

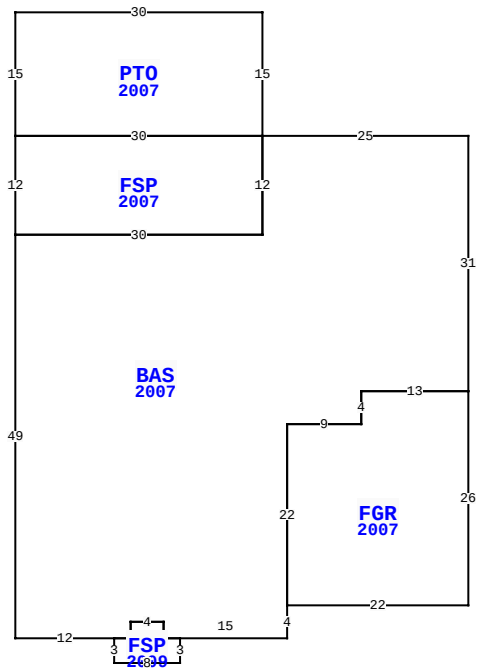
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,363	100	2,363	269,766
FGR	536	55	295	33,678
FSP	360	40	144	16,439
FSP	32	40	13	1,484
PTO	450	5	22	2,512
TOTALS	3,741		2,837	323,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,837	103.7856	129.73	368,044	2007	2007	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2008 Heated Area: 2363 HX Base Yr 2008



54276 CRAVEY RD, CALLAHAN

BLD DATE	08/16/2007	DJ	LGL DATE		
XF DATE			LAND DATE	01/01/2019	KB
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		337,979
TOTAL MARKET OB/XF VALUE		25,622
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		423,601
SOH/AGL Deduction		221,871
ASSESSED VALUE		201,730
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		146,730
TOTAL JUST VALUE		423,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009877	GARAGE	8,694	10/19/2020
B23040	XFOB	800	11/01/2009
R10255	GARAGE	2,500	04/01/2007
M11901	MECH OTHER	0	08/01/2006
P0611254	OTHER	0	06/01/2006
C17756	CO ISSUED	0	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/1159	2/20/2007	WD	Q	I		280,000

GRANTOR: JONES SCOTT E & DONNA
GRANTEE: KISNER SCOTT & TINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25 PTO=[YR=2007] N15 W30 S15 FSP=[YR=2007] S12 E30 N12 W30$ E30$ S12 W30 S49 E12 FSP=[YR=2009] S3 E8 N3 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E15 N4 FGR=[YR=2007] E22 N26 W13S4 W9 S22$ N22 E9 N4 E13 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	3,584.00	SF	4.00	4.00	100	2007	2007	3	88	12,616	
3	0351	CARPORT MT	0	100	21	22	462.00	SF	5.90	5.90	100	2009	2009	3	40	1,090	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.30	18.30	100	2009	2009	3	40	1,171	
5	0940	SHEDS/PORT	0	100	12	20	240.00	SF	30.00	30.00	100	2020	2020	3	90	6,480	
6	0351	CARPORT MT	0	100	6	20	120.00	SF	10.00	10.00	100	2020	2020	3	90	1,080	

LAND DESCRIPTION

TOTAL OB/XF 25,622

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/02/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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JONES EST PB 7/39

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

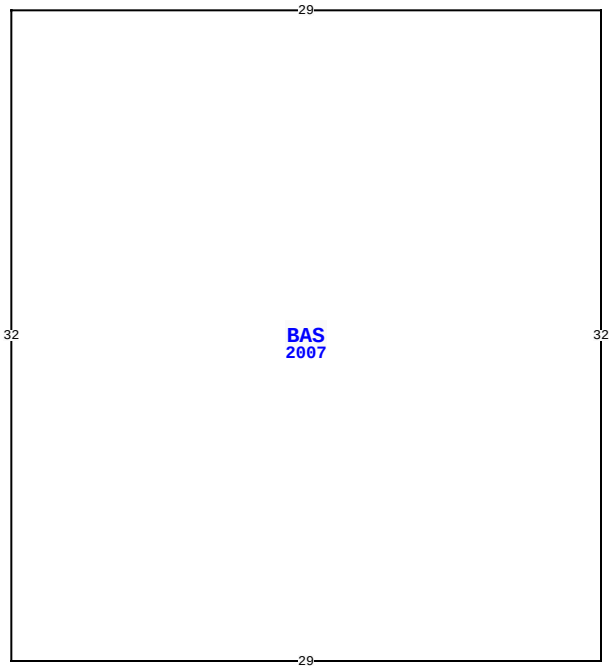
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	928	100	928	14,100
TOTALS	928		928	14,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	928	55.6500	19.48	18,077	2007	2007	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2008 Heated Area: 928 HX Base Yr 2008



54276 CRAVEY RD, CALLAHAN

BLD DATE	08/16/2007 DJ	LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
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BASE TAXABLE VALUE		146,730
TOTAL JUST VALUE		423,601
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17756	NEW CONSTR	171,847	05/01/2006
E17415	ELEC OTHER	3,500	05/01/2006
R09298	REPAIR/RRF	3,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/1159	2/20/2007	WD	Q	I		280,000

GRANTOR: JONES SCOTT E & DONNA
GRANTEE: KISNER SCOTT & TINA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W29 S32 E29 N32$.

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

REVIEW DATE 02/02/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS