

LOT 6
IN OR 1560/1059
JONES EST PB 7/39

ELLISON MARK T
54366 CRAVEY ROAD
CALLAHAN, FL 32011

2024

03-1N-25-0976-0006-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6																				
Exterior Wall	20	FACE BRICK 100	0900	01	2,557	110.2080	137.76	352,252	2006	2006	0	0	0	12.75	87.25	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2007													Heated Area: 2123																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007																			
Interior Wall	05	DRYWALL 100														VALUATION SUMMARY																			
Interior Floo	11	CLAY TILE 60														BUILDING MARKET VALUE										339,047									
Interior Floo	14	CARPET 40														TOTAL MARKET OB/XF VALUE										93,713									
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										60,000									
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										492,760									
Bedrooms	4	100														SOH/AGL Deduction										209,823									
Bathrooms	2	100														ASSESSED VALUE										282,937									
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories	1.	1. 100														BASE TAXABLE VALUE										232,937									
Units	0	100														TOTAL JUST VALUE										492,760									
Occupancy	00	NONE 100	NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										482,156																						
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	2,123	100	2,123	255,175																															
FGR	528	55	290	34,856																															
FOP	96	30	29	3,486																															
UOP	574	20	115	13,822																															
TOTALS			3,321	2,557	307,340																														
EXTRA FEATURES			54366 CRAVEY RD, CALLAHAN																																
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																		
1	0812	CONCRETE C	0	100	0	0	1,949.00	SF	4.00	4.00	100	2006	2006	3	87	6,783																			
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	90	3,150																			
3	0510	GARAGE WD-	0	100	22	30	660.00	SF	35.00	35.00	100	2016	2016	3	81	18,711																			
4	0811	CONCRETE B	0	100	0	0	1,551.00	SF	5.20	5.20	100	2016	2016	3	96	7,743																			
5	0351	CARPORT MT	0	100	21	14	294.00	SF	10.00	10.00	100	2019	2019	3	86	2,528																			
6	0861	POOL GUNIT	0	100	0	0	260.00	SF	85.00	85.00	100	2020	2020	3	93	20,553																			
7	0855	CONC PAVER	0	100	0	0	1,000.00	SF	10.00	10.00	100	2020	2020	3	99	9,900																			
8	0911	SCRN RM A	0	100	0	0	1,260.00	SF	17.50	17.50	100	2020	2020	3	90	19,845																			
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2020	2020	3	90	4,500																			
LAND DESCRIPTION			TOTAL OB/XF 93,713																																
L 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											
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 12/21/2022 BY KW 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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