

TRACT 12
IN OR 2682/1780
CRAVEY SUB UNR

KING BEVERLY JUNE
54412 CHURCH ROAD
CALLAHAN, FL 32011

2024

03-1N-25-2750-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	0 100
BUD8 Adjustme	06	DIST 1D 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	720	100	720	61,795
FSP	90	40	36	3,090
UCP	720	20	144	12,359
UOP	24	20	5	429

TOTALS	1,554	905	77,673
--------	-------	-----	--------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0940	SHEDS/PORT	0 100	30	11	330.00	SF	18.30	
3	0825	BRICK	0 100	28	3	84.00	SF	12.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.25

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	905	106.9200	101.57	91,921	1990	1990	0	0	0 15.50	84.50	
1 SINGLE FAM - 0% - 2024												
Heated Area: 720												
HX Base Yr 2024												
UCP 1993 UCP 2007 BAS 1993 FSP 2007												
54412 CHURCH RD, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE												

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	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	0940	SHEDS/PORT	0 100	30	11	330.00	SF	18.30	18.30	100	1997	1997	3	20	1,208	
3	0825	BRICK	0 100	28	3	84.00	SF	12.50	12.50	100	2007	2007	3	97	1,019	

TOTAL OB/XF												
5,412												

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					280,626				
TOTAL MARKET OB/XF VALUE					5,412				
TOTAL LAND VALUE - MARKET					43,750				
TOTAL MARKET VALUE					329,788				
SOH/AGL Deduction					0				
ASSESSED VALUE					329,788				
TOTAL EXEMPTION VALUE					HX HB WX 55,000				
BASE TAXABLE VALUE					274,788				
TOTAL JUST VALUE					329,788				
NCON VALUE					15,608				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					328,126				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617195	CO ISSUED	0	05/01/2006
B0617195	ADDITION	91,232	05/01/2006
E17265	ELEC OTHER	1,000	05/01/2006
M11473	MECH OTHER	0	05/01/2006
R08962	REPAIR/RRF	1,800	02/01/2006
5931	NEW CONSTR	22,100	08/17/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2682/1780	12/01/2023	WD	Q	I	01	360,000	
GRANTOR: LEE TYLER N &							
GRANTEE: KING BEVERLY JUNE							
2151/1152	10/06/2017	WD	Q	I	01	190,000	
GRANTOR: MANASCO MARK ALAN							
GRANTEE: LEE TYLER N & KAYLA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W3 UOP=[YR=1993] N4 W6 S4 E6 \$ W21									
UCP=[YR=2007] W24 S30 E24 N30\$ S30 E24 FSP=[YR=2007] E6 N15									
W6 S15\$ N30\$.									

KING BEVERLY JUNE
54412 CHURCH ROAD
CALLAHAN, FL 32011

03-1N-25-2750-0012-0000

[illegible]