LOT 15
IN OR 1873/1486
CRAVEY SUB UNR

HINDS JASON & ASHLEY
54405 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2750-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

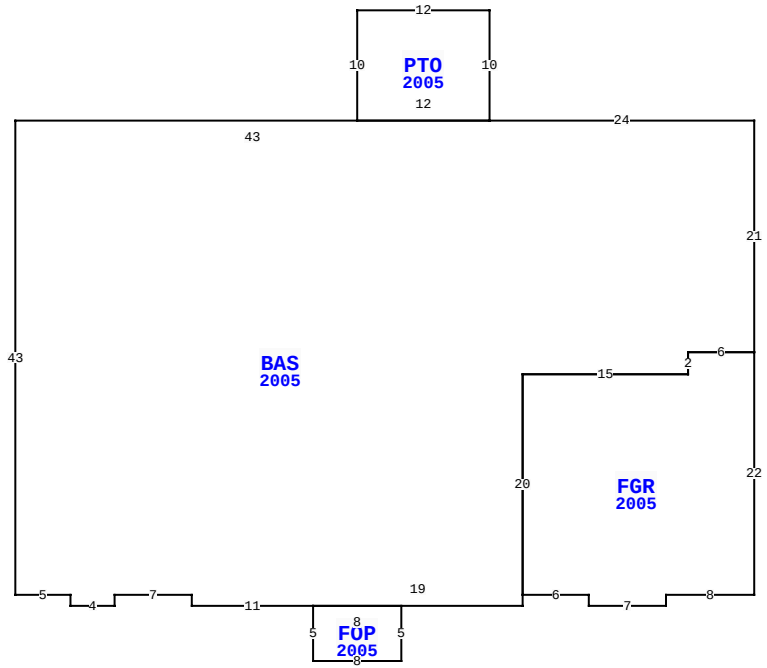
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	2,483	100	2,483	278,697
FGR	439	55	241	27,050
FOP	40	30	12	1,347
PTO	120	5	6	674
TOTALS	3,082		2,742	307,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,742	101.1744	126.47	346,781	2005	2008	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2014 Heated Area: 2483 HX Base Yr 2014



54405 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		307,768
TOTAL MARKET OB/XF VALUE		9,863
TOTAL LAND VALUE - MARKET		52,500
TOTAL MARKET VALUE		370,131
SOH/AGL Deduction		176,918
ASSESSED VALUE		193,213
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,213
TOTAL JUST VALUE		370,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22009190	REPAIR/RRF	23,157	06/15/2022
B15640	NEW CONSTR	173,918	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1873/1486	8/14/2013	SW	Q	I	02	179,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HINDS JASON & ASHLE						
1831/0297	12/21/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W24 PTO=[YR=2005] N10 W12 S10 E12 $ W43 S43 E5 S1 E4 N1 E7 S1 E11 FOP=[YR=2005] S5 E8 N5 W8 $ E19 N1 FGR=[YR=2005] E6 S1 E7 N1 E8 N22 W6 S2 W15 S20 $ N20 E15 N2 E6 N21 $.

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	0812	CONCRETE C	0	100	0	0	2,069.00	SF	4.00	4.00	100	2005	2005	3	86	7,117	
2	0476	VF 6 SBPL	1	100	0	0	80.00	LF	32.00	32.00	100	2023	2020		96	2,458	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2020		96	288	

LAND DESCRIPTION

TOTAL OB/XF 9,863

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,500							

REVIEW DATE 01/30/2020 BY KBA Total Acres: 1.50 Total Land Value: 52,500 Market: 0 Agricultural: 0 Common: 52,500 PRINTED 08/06/2024 BY SYS