LOT 16
IN OR 2536/875
CRAVEY SUB UNR

TEDESCHI ROBERT J & REBECCA T
54379 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2750-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

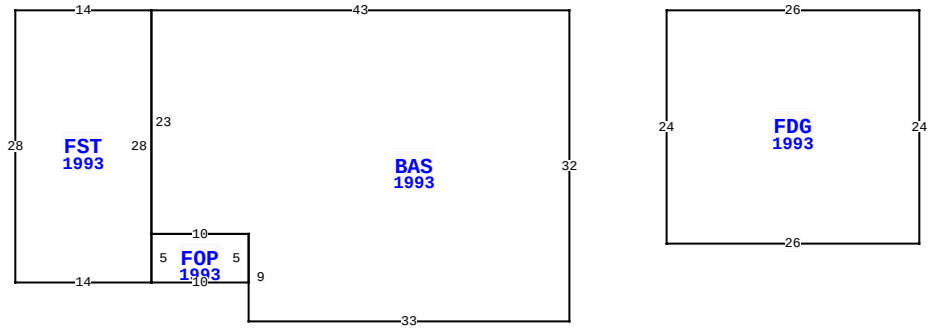
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100	1,286	120,965
FDG	624	60	374	35,179
FOP	50	30	15	1,411
FST	392	55	216	20,317
TOTALS	2,352		1,891	177,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,891	118.5800	112.65	213,021	1985	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1286 HX Base Yr 2023



54379 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		177,873
TOTAL MARKET OB/XF VALUE		4,584
TOTAL LAND VALUE - MARKET		43,740
TOTAL MARKET VALUE		226,197
SOH/AGL Deduction		1,328
ASSESSED VALUE		224,869
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		169,869
TOTAL JUST VALUE		226,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996292	CARPORT	4,267	01/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/0875	1/28/2022	WD	U	I	30	109,000
GRANTOR: TEDESCHI RICHARD M &						
GRANTEE: TEDESCHI ROBERT J &						
1935/1981	8/15/2014	WD	Q	I	02	145,000
GRANTOR: ROBERTS CYNTHIA A						
GRANTEE: TEDESCHI RICHARD M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 FST=[YR=1993] W14 S28 E14 FOP=[YR=1993] E10 N5 W10 S5$ N28 $ S23 E10 S9 E33 N32$ PTR=E10 FDG=[YR=1993] E26 S24 W26 N24$ W10$.

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	0681	POLE SHED	0	100	30	20	600.00	SF	15.00	15.00	100	1985	1985	3	20	1,800	
2	0200	BARN WD 0-	0	100	30	20	600.00	SF	20.00	20.00	100	1985	1985	3	20	2,400	
3	0351	CARPORT MT	0	100	30	16	480.00	SF	4.00	4.00	100	1999	1999	3	20	384	

LAND DESCRIPTION

TOTAL OB/XF 4,584

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		OR	0.00	0.00	3.24	AC		1.00	1.00	0.75	18,000.00	13,500.00	43,740							

REVIEW DATE 05/14/2021 BY KBA Total Acres: 3.24 Total Land Value: 43,740 Market: 0 Agricultural: 0 Common: 43,740 PRINTED 08/06/2024 BY SYS