

LOT 17
IN OR 888/1393
CRAVEY SUB UNR

EMERY DONALD R & JUDY E
54361 CHURCH ROAD
CALLAHAN, FL 32011

2024

03-1N-25-2750-0017-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		3 100
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	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	1,758	100	1,758	176,156
FGR	581	55	320	32,065
FOP	120	30	36	3,607
PTO	202	5	10	1,002
SFB	228	80	182	18,237

TOTALS	2,889		2,306	231,067
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,169.00	SF	4.00
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
3	0812	CONCRETE C	0	100	44	27	1,188.00	SF	4.00
4	0810	CONCRETE A	0	100	14	11	154.00	SF	6.50
5	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50
6	0351	CARPORT MT	0	100	40	42	1,680.00	SF	6.00
7	0681	POLE SHED	0	100	18	8	144.00	SF	15.00
8	0351	CARPORT MT	0	100	20	42	840.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.70

REVIEW DATE	06/17/2021	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,306	107.6040	134.50	310,157	1987	1992	0	0	0	25.50	74.50
1 SNGL FAM - 100% - 2000												
Heated Area: 1940												
HX Base Yr 2000												

54361 CHURCH RD, CALLAHAN

BLD DATE	04/16/2008	DJ	LGL DATE	
XF DATE			LAND DATE	
INC 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	0812	CONCRETE C	0	100	0	0	1,169.00	SF	4.00	4.00	100	2003	2003	3	83	3,881	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	
3	0812	CONCRETE C	0	100	44	27	1,188.00	SF	4.00	4.00	100	1987	1987	3	52	2,471	
4	0810	CONCRETE A	0	100	14	11	154.00	SF	6.50	6.50	100	1987	1987	3	52	521	
5	0810	CONCRETE A	0	100	65	3	195.00	SF	6.50	6.50	100	1987	1987	3	52	659	
6	0351	CARPORT MT	0	100	40	42	1,680.00	SF	6.00	6.00	100	2007	2007	3	31	3,125	
7	0681	POLE SHED	0	100	18	8	144.00	SF	15.00	15.00	100	2002	2002	3	30	648	
8	0351	CARPORT MT	0	100	20	42	840.00	SF	10.00	10.00	100	2020	2020	3	90	7,560	

TOTAL OB/XF										20,105							
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.70	AC		1.00	1.00	1.00	35,000.00	35,000.00	94,500

Total Acres:	2.70	Total Land Value:	94,500	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY														
VALUATION BY					STANDARD									
Tax Group: 6					Tax Dist:									
BUILDING MARKET VALUE					231,067									
TOTAL MARKET OB/XF VALUE					20,105									
TOTAL LAND VALUE - MARKET					94,500									
TOTAL MARKET VALUE					345,672									
SOH/AGL Deduction					171,693									
ASSESSED VALUE					173,979									
TOTAL EXEMPTION VALUE					50,000					HX HB				
BASE TAXABLE VALUE					123,979									
TOTAL JUST VALUE					345,672									
NCON VALUE					0									
INCOME VALUE														
PREVIOUS YEAR MKT VALUE					336,562									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1413781	REPAIR/RRF	11,000	01/14/2014
B20498	CARPORT	8,849	09/01/2007
B16541	ADDITION	18,721	11/09/2005
4375	N/A	71,307	09/18/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0888/1393	6/25/1999	WD	Q	I		120,000	
GRANTOR: WILLWERTH DAVID J & P							
GRANTEE: EMERY DONALD R & JU							
0482/0301	2/01/1986	AA	Q	V		12,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W11 BAS=[YR=1993] W3 PTO=[YR=2006] N12 W18 SFB=[YR=2006] W19 S12 E19 N12\$ S12 E1 R2 U2 E5 R2 D2 E8\$ W8 U2 L2 W5 L2 D2 W44 S31 E22 FOP=[YR=1993] S4 E30 N4 W30\$ E32 N24 E10 N7\$ S7 W10 S24 E21 N31\$.									