LOT 16
CASE #12-CP-69 OR 1788/458
CRAVEY SUB 2 UNR

ALLEN STEPHANIE &/LEWIS JONATHAN
54450 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2752-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

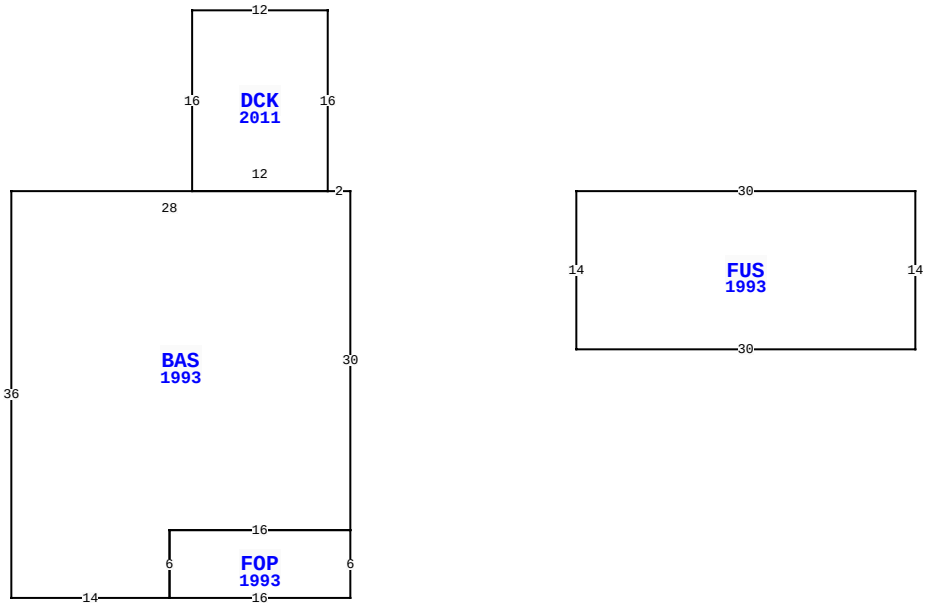
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	984	100	984	92,771
DCK	192	10	19	1,791
FOP	96	30	29	2,734
FUS	420	100	420	39,598
TOTALS	1,692		1,452	136,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,452	114.4000	108.68	157,803	1991	1996	0	0	0	13.25	86.75

1 SINGLE FAM – 0% - 0 Heated Area: 1404 HX Base Yr



54450 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	136,894
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	173,994
SOH/AGL Deduction	24,550
ASSESSED VALUE	149,444
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,444
TOTAL JUST VALUE	173,994
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	168,204

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7457	NEW CONSTR	0	08/15/1991
4794	NEW CONSTR	30,543	04/05/1988
3322	NEW CONSTR	34,965	04/23/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1357/1219	10/10/2005	QC	U	I	01	100
GRANTOR: LEWIS JOHN E						
GRANTEE: LEWIS BRENDA J						
0485/0644	3/01/1986	WD	U	V		4,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 DCK=[YR=2011] N16 W12 S16 E12$ W28 S36 E14
FOP=[YR=1993] E16 N6 W16 S6$ N6 E16 N30$ PTR= E20
FUS=[YR=1993] E30 S14 W30 N14$ W20$.

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	0940	SHEDS/PORT	0	0	10	20	200.00	SF	30.00	30.00	100	2008	2008	3	35	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/17/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS