LOT 20
IN OR 1019/1413
CRAVEY SUB 2 UNR

LLOYD DEBORAH D & LAWRENCE V
54490 CHURCH ROAD
CALLAHAN, FL 32011

2024

03-1N-25-2752-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

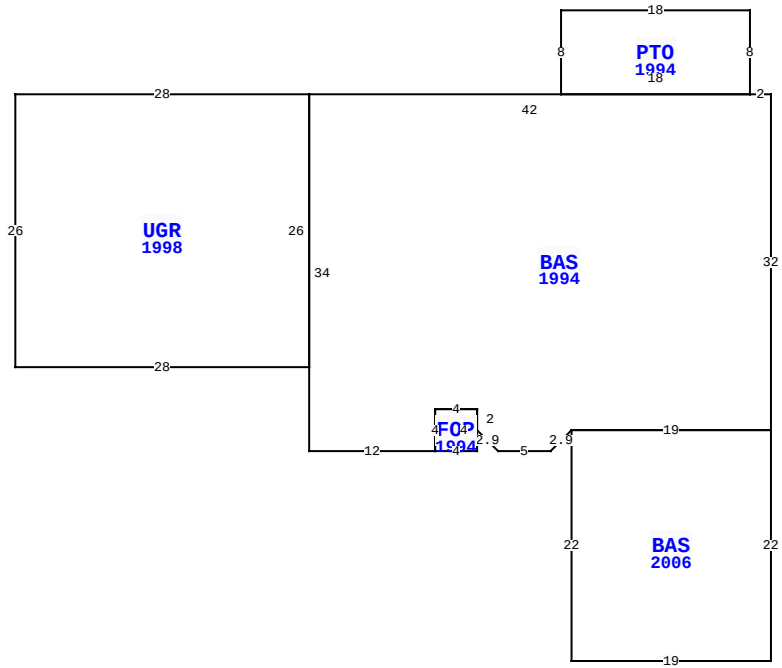
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	1,438	100	1,438	169,378
BAS	418	100	418	49,235
FOP	16	30	5	589
PTO	144	5	7	825
UGR	728	45	328	38,634
TOTALS	2,744		2,196	258,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,196	108.0000	135.00	296,460	1994	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 0 Heated Area: 1856 HX Base Yr



54490 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		258,661
TOTAL MARKET OB/XF VALUE		14,141
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		307,802
SOH/AGL Deduction		172,021
ASSESSED VALUE		135,781
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		85,781
TOTAL JUST VALUE		307,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,367

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1012245	REPAIR/RRF	8,500	01/22/2010
B98	NEW CONSTR	90,475	11/01/1998
B984675	GARAGE	16,800	02/01/1998
B941099	NEW CONSTR	58,000	10/01/1994
M94682	H/AC	5,075	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1019/1413	11/15/2001	QC	U	I	01	100
GRANTOR: SMITH DEBORAH D						
GRANTEE: LLOYD DEBORAH D & L						
0705/0992	5/26/1994	QC	U	I	07	100
GRANTOR: SMITH BARRY D						
GRANTEE: SMITH DEBORAH D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W2 PTO=[YR=1994] N8 W18 S8 E18$ W42
UGR=[YR=1998] W28 S26 E28 N26$ S34 E12 FOP=[YR=1994] E4 N4
W4 S4 $ N4 E4 S2 R2 D2 E5 U2 R2 BAS=[YR=2006] S22 E19 N22
W19 $ E19 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	100	1994	1994	3	68	1,839	
3	0812	CONCRETE C	0	100	0	0	3,004.00	SF	4.00	4.00	100	1998	1998	3	75	9,012	
4	1242	WD DECK A	0	100	11	12	132.00	SF	10.00	10.00	100	2006	2006	3	27	356	
5	0855	CONC PAVER	0	100	15	3	45.00	SF	7.00	7.00	100	2006	2006	3	87	274	

LAND DESCRIPTION

TOTAL OB/XF 14,141

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	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 06/18/2021 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS