LOT 33
IN OR 2607/557
CRAVEY SUB 2 UNR

ALLEN BRANDON D & TAYLOR ANTONIETTE
54531 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2752-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
Quality	06	Quality Level 06

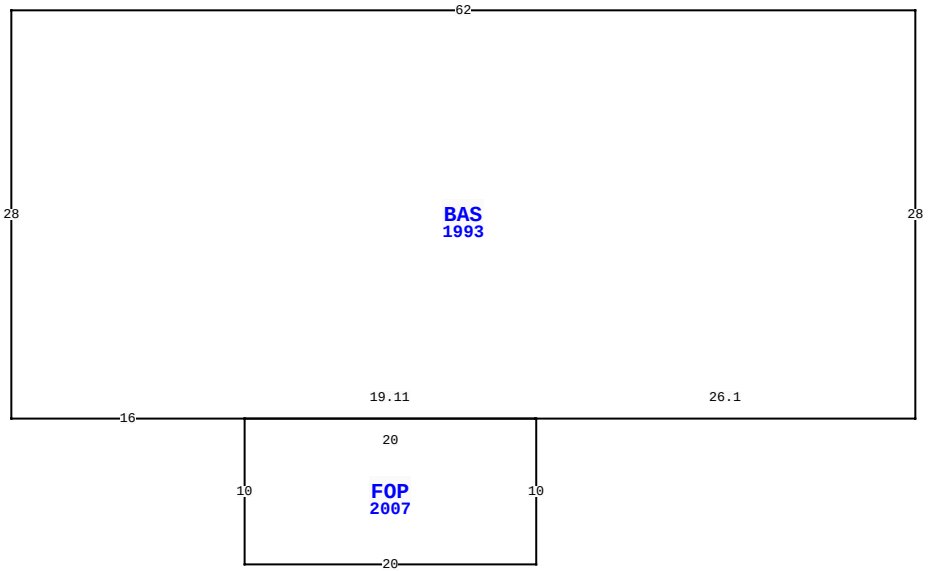
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100	1,736	146,602
FOP	200	30	60	5,067
TOTALS	1,936		1,796	151,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,796	150.8000	105.56	189,586	1987	2015	0	0	0	20.00	80.00

1 M/H 93- – 100% - 2023 Heated Area: 1736 HX Base Yr 2023



54531 CHURCH RD, CALLAHAN

BLD DATE	07/17/2008	JW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		151,669
TOTAL MARKET OB/XF VALUE		1,240
TOTAL LAND VALUE - MARKET		55,300
TOTAL MARKET VALUE		208,209
SOH/AGL Deduction		0
ASSESSED VALUE		208,209
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,209
TOTAL JUST VALUE		208,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,217

BLDG:1:7: 9/2022KW: EYB ADJSTD FOR FULLY INTEROR R
BLDG:1:4: 1988 PALM
BLDG:1:3: RP: 334012 & 334013 (RP'S NOT DISPLAYED
BLDG:1:1: DW/MH ID: PH121245(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3207	H/AC	2,800	11/21/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0557	11/22/2022	WD	Q	I	01	270,000
GRANTOR: PETERSON DIANNE P						
GRANTEE: ALLEN BRANDON S & T						
0699/0257	2/25/1994	WD	Q	I		53,000
GRANTOR: WILKINSON RANDOLPH &						
GRANTEE: PETERSON DIANNE P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W62 S28 E16 U0R19.11 D0R26.1 N28 $
FOP=[YR=2007;ORIG=-46,28] S10 E20 N10 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	62	1,240	

LAND DESCRIPTION

TOTAL OB/XF 1,240

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.58	AC		1.00	1.00	1.00	35,000.00	35,000.00	55,300							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.58 Total Land Value: 55,300 Market: 0 Agricultural: 0 Common: 55,300 PRINTED 08/06/2024 BY SYS