LOT 40 EX S-1 OF 40 & 41
IN OR 2584/393
CRAVEY SUB 2 UNR

READ JOHN L/E/
54459 CHURCH RD
CALLAHAN, FL 32011

2024

03-1N-25-2752-0040-0000

BUILDING CHARACTERISTICS

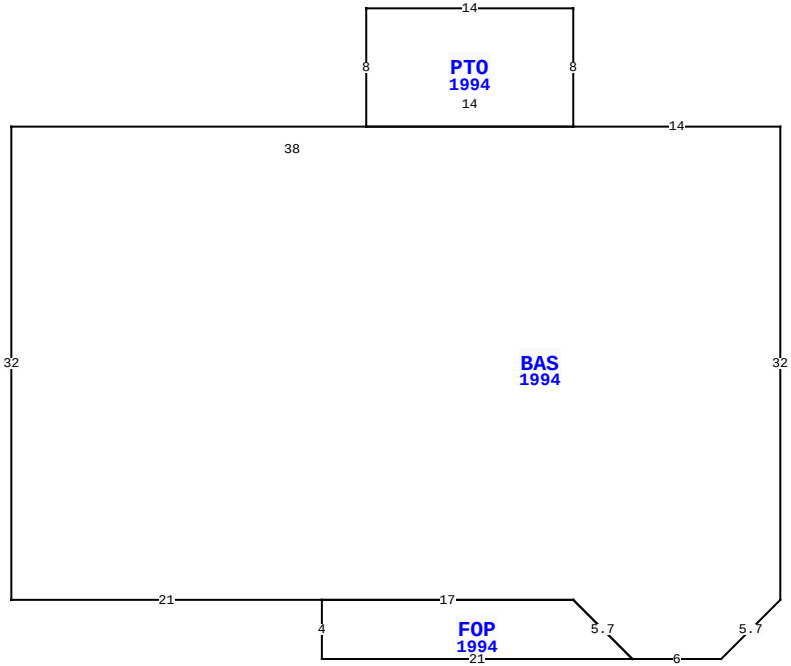
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,704	100	1,704	172,916
FOP	76	30	23	2,334
PTO	112	5	6	609
TOTALS	1,892		1,733	175,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,733	117.7000	111.82	193,784	1994	2004	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 0 Heated Area: 1704 HX Base Yr



54459 CHURCH RD, CALLAHAN

BLD DATE	03/11/2008 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		175,859
TOTAL MARKET OB/XF VALUE		2,702
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		214,261
SOH/AGL Deduction		110,323
ASSESSED VALUE		103,938
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,938
TOTAL JUST VALUE		214,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93481	NEW CONSTR	70,152	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2584/0393	8/01/2022	QC	U	I	11	100
GRANTOR: READ JOHN						
GRANTEE: SHAW LANDON						
0569/0113	5/03/1989	WD	U	V	10	4,700
GRANTOR: FIRST UNION BANK						
GRANTEE: READ JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 PTO=[YR=1994] N8 W14 S8 E14 $ W38 S32 E21
FOP=[YR=1994] S4 E21 U4 L4 W17$ E17 R4 D4 E6 R4 U4
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	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	1994	1994	3	68	2,702	

LAND DESCRIPTION

TOTAL OB/XF 2,702

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	1.02	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,700							

REVIEW DATE 04/09/2024 BY TWA Total Acres: 1.02 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/06/2024 BY SYS