PT LOTS 40 & 41
IN OR 2548/1842
CRAVEY SUB 2 UNR

HOLTON THARP PATRICK & PATRICIA ANNA MAE
54455 CHURCH ROAD
CALLAHAN, FL 32011

2024

03-1N-25-2752-0040-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

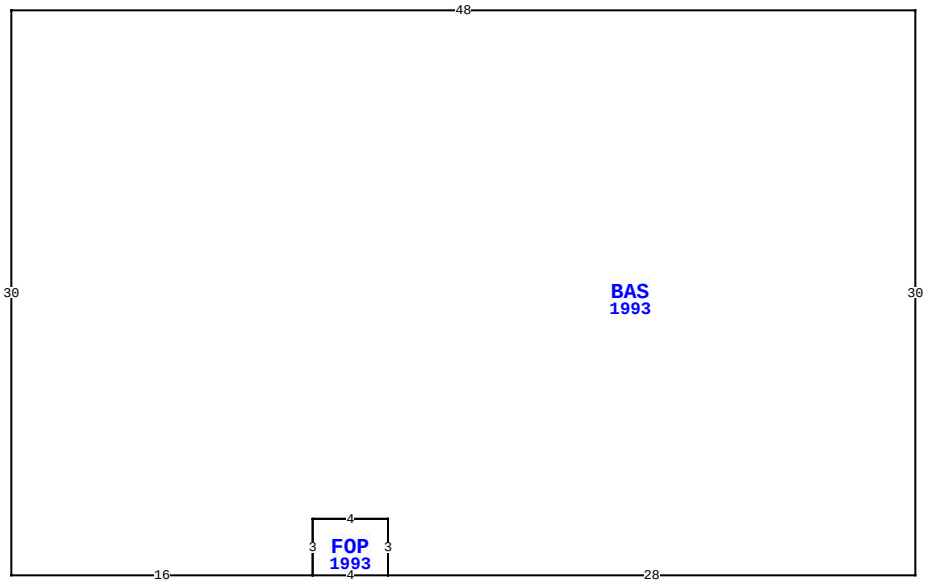
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,428	100	1,428	138,507
FOP	12	30	4	388
TOTALS	1,440		1,432	138,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	120.1200	114.11	163,406	1982	1992	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1428 HX Base Yr 2020



54455 CHURCH RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,895
TOTAL MARKET OB/XF VALUE		1,927
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		176,522
SOH/AGL Deduction		44,537
ASSESSED VALUE		131,985
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		81,985
TOTAL JUST VALUE		176,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002638	REPAIR/RRF	2,000	02/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2548/1842	3/15/2022	QC	U	I	11	100
GRANTOR: HOLTON THARP PATRICK						
GRANTEE:						
2275/0393	5/02/2019	SW	U	I	12	97,000
GRANTOR: REGIONS BANK						
GRANTEE: HOLTON THARP PATRIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S30 E16 FOP=[YR=1993] E4 N3 W4 S3$ N3 E4 S3 E28 N30$.

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	0812	CONCRETE C	0	100	60	20	1,008.00	SF	4.00	4.00	100	1982	1982	3	38	1,532	
2	0810	CONCRETE A	0	100	10	20	160.00	SF	6.50	6.50	100	1982	1982	3	38	395	

LAND DESCRIPTION

TOTAL OB/XF 1,927

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	100	0005	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