

BLOCK 4 LOTS 6 & 7
IN OR 1531/395
2003 CAVALIER DR

MCCRACKEN SANDRA L & ROBERT L
45002 WARRIOR DR
CALLAHAN, FL 32011

2024

29-2N-25-3200-0004-0060

BUILDING CHARACTERISTICS		CONSTRUCTION		
ELEMENT	CD			
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	08	SHT VINYL 30		
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		
BUD8 Adjustme	01	DIST CA 100		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	07	
NEIGHBORHOOD/LOC		7001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	100,663
FEP	360	85	306	15,011
TOTALS	2,412		2,358	115,674

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	2,358	116.8000	87.60	206,561	2003	2005	0	0	44.00	56.00	
1 M/H 94+ - 100% - 0												
Heated Area: 2358 HX Base Yr												

NASSAU COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		115,674
TOTAL MARKET OB/XF VALUE		3,859
TOTAL LAND VALUE - MARKET		68,600
TOTAL MARKET VALUE		188,133
SOH/AGL Deduction		97,929
ASSESSED VALUE		90,204
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		40,204
TOTAL JUST VALUE		188,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4527	REPAIR/RRF	0	03/01/2022
B2691	CARPORT	795	04/01/2004
B2684	ADDITION	6,000	02/23/2004
MH2633	MH MOVE-ON	64,000	10/05/2003
B2629	XFOB	3,200	08/11/2003
2374	CHNGE SRVC	0	07/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/0395	10/18/2007	QC	U	I	01	100
GRANTOR: MCCRAKEN SANDRA L ETA						
GRANTEE: MCCRAKEN SANDRA L						
1434/0199	8/02/2006	QC	U	I	06	100
GRANTOR: BOWEN GARY RICHARD						
GRANTEE: MCCRAKEN SANDRA L &						

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045	
2	0351	CARPORT MT	0	100	20	360.00	SF	5.60	5.60	100	2004	2004	3	22	444	
3	1242	WD DECK A	0	100	12	168.00	SF	10.00	10.00	100	2004	2004	3	22	370	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		06/02/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2003] W18 FEP=[YR=2004] N12 W30 S12 E30\$W58 S27 E76 N27\$.	

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000000	C	VAC RES	100		RL	98.00	168.00	98.00	FF		1.00	1.00	1.00	700.00	700.00	68,600								