

BLOCK 4 LOT 40
IN OR 917/45
SHEFFIELD VILLAGE PB 5/28 & 29

CRAVEN RICHARD ALAN & CYNTHIA
PO BOX 701
CALLAHAN, FL 32011

2024

37-1N-25-299S-0004-0400



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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,685	100	1,685	142,397
FOP	54	30	16	1,352
FOP	85	30	26	2,197
FOP	430	30	129	10,902
FUS	765	100	765	64,648
TOTALS	3,019		2,621	221,496

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	
2	0861	POOL GUNIT	0 100	28	14	392.00	SF	85.00	
3	0845	KOOL DECK	0 100	82	8	656.00	SF	7.25	
4	0510	GARAGE WD-	0 100	33	24	792.00	SF	35.00	
5	0810	CONCRETE A	0 100	0	0	261.00	SF	6.50	
6	0810	CONCRETE A	0 100	0	0	630.00	SF	6.50	
7	0810	CONCRETE A	0 100	0	0	942.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0006	OR	0.00	0.00	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,621	100.8000	95.76	250,987	1999	1999	0	0	11.75	88.25

1 SINGLE FAM - 100% - 2000 Heated Area: 2450 HX Base Yr 2000

BID DATE		LCI DATE	
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54507 BEA RD, CALLAHAN					BLD DATE				LGL DATE	
					XF DATE				LAND DATE	
					INC DATE				AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	5,810	
392.00	SF	85.00	85.00	100	2000	2000	3	25	8,330	
656.00	SF	7.25	7.25	100	2000	2000	3	79	3,757	
792.00	SF	35.00	35.00	100	2001	2001	3	29	8,039	
261.00	SF	6.50	6.50	100	2001	2001	3	80	1,357	
630.00	SF	6.50	6.50	100	2016	2016	3	96	3,931	
942.00	SF	6.50	6.50	100	2016	2016	3	96	5,878	

TOTAL OB/XF													
37,102													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		221,496	
TOTAL MARKET OB/XF VALUE		37,102	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		303,598	
SOH/AGL Deduction		122,179	
ASSESSED VALUE		181,419	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		131,419	
TOTAL JUST VALUE		303,598	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		294,907	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007022	SWIM POOL	14,340	04/01/2000
B996513	GARAGE	19,200	10/01/1999
B995740	NEW CONSTR	108,541	01/02/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0917/0045	1/27/2000	WD U	V		06	100	
GRANTOR: SCHOLZ WALTER DR							
GRANTEE: CRAVEN RICHARD & CY							
0819/1728	1/16/1998	WD U	V		21	11,800	
GRANTOR: SCHOLZ WALTER DR							
GRANTEE: CRAVEN RICHARD & CY							

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=1999] W6 BAS=[YR=1999] W12 N3 W18 S4 W4 FOP=[YR=1999] W17 S5 E17 N5 \$ S5 W17 S11 FOP=[YR=1999] S22 E56 N18 W5 S13 W46 N17 W5 \$ E5 S17 E46 N13 E6 N2 E2 N8W2 N2 W6 N9 \$ S9 E6 N9 \$ PTR= E15 FUS=[YR=1999] E46 S15 W4 S5 W5 N5 W12 S5 W5 N5 W12 S5 W5 N5 W3 N15 \$ W15 \$.									