

GRAVES DONNA B/GRAVES PATRICIA G
55384 LITTLE BROOK DRIVE
CALLAHAN, FL 32011

46-2N-25-197D-0013-0180

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03CB STUCCO 100 GABLE/HIP 100

Roof Cover05COMP SHNGL 100 DRYWALL 100

Interior Wall14CARPET 80

Interior Floor08SHT VINYL 20

Air Condition Heating Type03CENTRAL 100 04AIR DUCTED 100

Bedrooms Bathrooms Frame024 100 2 100 WOOD FRAME 100

Stories Units Occupancy1.001. 100 0 100 NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8010.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,8741001,874224,377

FGR3805520925,024

FOP3630111,317

USP20030607,184

TOTALS2,4902,154257,901

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,154105.8400132.30284,97420042004009.5090.50

1 SNGL FAM - 100% - 2006Heated Area: 1874HX Base Yr 2006

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/04/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

257,9013,98255,000316,883170,123146,76055,00091,760316,8830300,427

PERMIT NUMDESCRIPTIONAMTISSUED

21005244REPAIR/RRF14,70704/27/2021

B12092XF0B3,00012/01/2003

P7149NEW CONSTR009/29/2003

B11753NEW CONSTR138,56709/01/2003

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

2459/16854/17/2021QCUI1178,600

GRANTOR: GRAVES DONNA

GRANTEE: GRAVES DONNA B & PA

1363/051810/31/2005WDQI212,900

GRANTOR: MARTIN CINDY M & KENN

GRANTEE: GRAVES MARK & DONNA

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2004] W20 S10 BAS=[YR=2004] W20 S58 E15 N5
FOP=[YR=2004] E6 FGR=[YR=2004] S5 E19 N20 W19 S15\$ N6 W6 S6\$
N6 E6 N9 E19 N38 W20\$ E20 N10\$.

EXTRA FEATURES

55384 LITTLE BROOK DR, CALLAHAN

OB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10812CONCRETE C0100001,185.00SF4.004.00100200420043843,982

LAND DESCRIPTION

TOTAL OB/XF3,982

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR100RSF-10.000.001.00LT1.001.001.0055,000.0055,000.0055,000

REVIEW DATE02/01/2022BYKBA

Total Acres: 0.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 08/06/2024 BY SYS