PT OF SE 1/4 OF SW 1/4
R262845 & R262846
IN OR 510 PG 559

LOCKWOOD JAMES E JR
54139 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 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
Quality	03	Quality Level 03

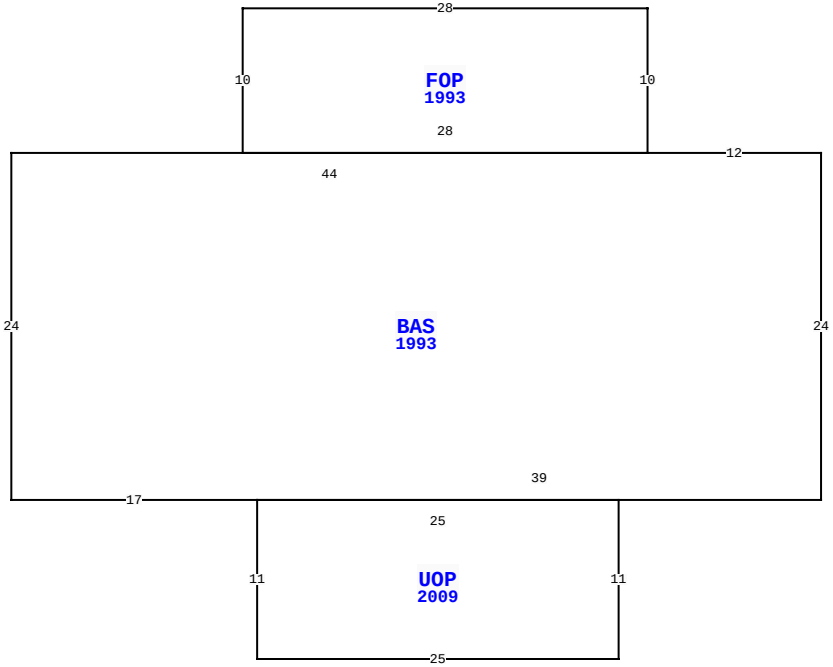
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1993	1,344	28,643
FOP	280	30	1993	84	1,790
UOP	275	25	2009	69	1,471
TOTALS	1,899			1,497	31,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,497	88.8000	71.04	106,347	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1988 Heated Area: 1344 HX Base Yr 1988



54139 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		31,904
TOTAL MARKET OB/XF VALUE		11,826
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		96,830
SOH/AGL Deduction		60,426
ASSESSED VALUE		36,404
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,404
TOTAL JUST VALUE		96,830
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0510/0559	2/13/1987	WD	Q	I		37,600
GRANTOR: COYLE JOYCE W						
GRANTEE: LOCKWOOD JAMES E JR						
0358/0766	5/01/1982	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N10 W28 S10 E28$ W44 S24 E17
UOP=[YR=2009] S11 E25 N11 W25$ E39 N24$.

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	0940	SHEDS/PORT	0	100	0	0	144.00	SF	20.10	20.10	100	1980	1980	3	20	579	
2	0511	GARAGE CB-	0	100	30	30	900.00	SF	28.00	28.00	100	1980	1980	3	30	7,560	
3	0811	CONCRETE B	0	100	61	11	671.00	SF	5.20	5.20	100	1980	1980	3	30	1,047	
4	0681	POLE SHED	0	100	20	44	880.00	SF	15.00	15.00	100	1989	1989	3	20	2,640	

LAND DESCRIPTION

TOTAL OB/XF 11,826

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	RES	100	0006	OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,100							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.18 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 07/30/2025 BY SYS