PT OF NE1/4 OF SW1/4
IN OR 1674/421
EX 1-58 & 1-59

HORTON TERRY M JR & KAYE J
54325 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

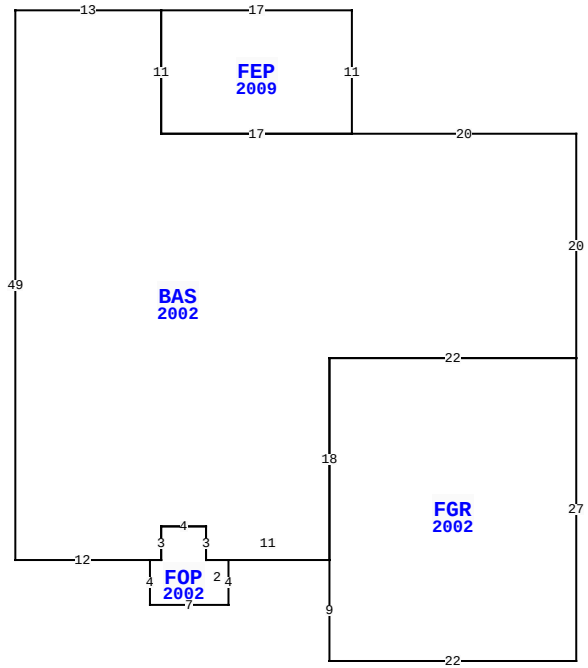
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,635	100	2002	1,635	182,872
FEP	187	80	2009	150	16,778
FGR	594	55	2002	327	36,575
FOP	40	30	2002	12	1,342
TOTALS	2,456			2,124	237,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,124	101.4790	133.95	284,510	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2003 Heated Area: 1635 HX Base Yr 2003



54325 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		261,084
TOTAL MARKET OB/XF VALUE		14,066
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		345,150
SOH/AGL Deduction		172,000
ASSESSED VALUE		173,150
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,428
TOTAL JUST VALUE		345,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23565	GARAGE	44,964	05/01/2010
M5627	H/AC	0	01/01/2002
3713	REPAIR/RRF	4,000	12/01/2001
8806	NEW CONSTR	0	12/01/2001
9030	NEW CONSTR	125,054	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1674/0421	4/07/2010	WD	U	I	11	100
GRANTOR: SMITH ROBERT T						
GRANTEE: HORTON TERRY M JR &						
1038/0447	2/19/2002	WD	U	V	07	100
GRANTOR: SMITH ROBERT T						
GRANTEE: HORTON TERRY M JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W20 FEP=[YR=2009] N11 W17 S11 E17$ W17 N11 W13 S49 E12 FOP=[YR=2002] S4 E7 N4 W2 N3 W4 S3 W1$ E1 N3 E4 S3 E11 FGR=[YR=2002] S9 E22 N27 W22 S18$ N18 E22 N20$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	2,266.00	SF	4.00	4.00	100	2002	2002	3	80	7,251	
3	0351	CARPORT MT	0	100	40	16	640.00	SF	10.00	10.00	100	2014	2014	3	60	3,840	

LAND DESCRIPTION

TOTAL OB/XF 14,066

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 04/09/2024 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

PT OF NE1/4 OF SW1/4
IN OR 1674/421
EX 1-58 & 1-59

HORTON TERRY M JR & KAYE J
54325 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

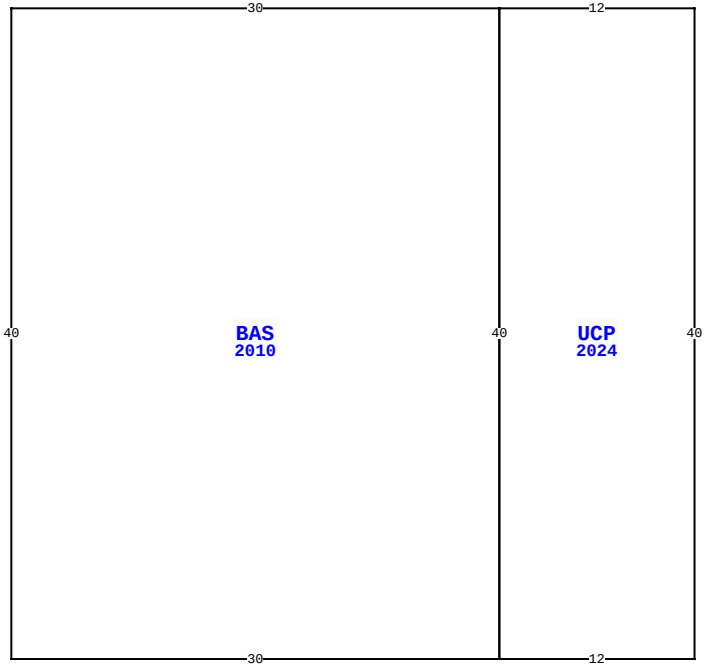
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2010	1,200	21,776
UCP	480	20	2024	96	1,742
TOTALS	1,680			1,296	23,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	59.8000	22.13	28,680	2010	2010	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 2003 Heated Area: 1200 HX Base Yr 2003



54325 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		261,084
TOTAL MARKET OB/XF VALUE		14,066
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		345,150
SOH/AGL Deduction		172,000
ASSESSED VALUE		173,150
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,428
TOTAL JUST VALUE		345,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1674/0421	4/07/2010	WD	U	I	11	100
GRANTOR: SMITH ROBERT T						
GRANTEE: HORTON TERRY M JR &						
1038/0447	2/19/2002	WD	U	V	07	100
GRANTOR: SMITH ROBERT T						
GRANTEE: HORTON TERRY M JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,0] W30 S40 E30 N40 $
UCP=[YR=2024;ORIG=0,0] E12 S40 W12 N40 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/09/2024 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS