PT OF SE 1/4 OF SW 1/4
IN OR 2732 PG 1321 EX 1-49
ESMT OR 2194/187

TWELVE OAKS HOLDINGS LLC
1015 ATLANTIC BLVD #513
ATLANTIC BEACH, FL 32233

2025

03-1N-25-0000-0001-0080

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 100
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	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

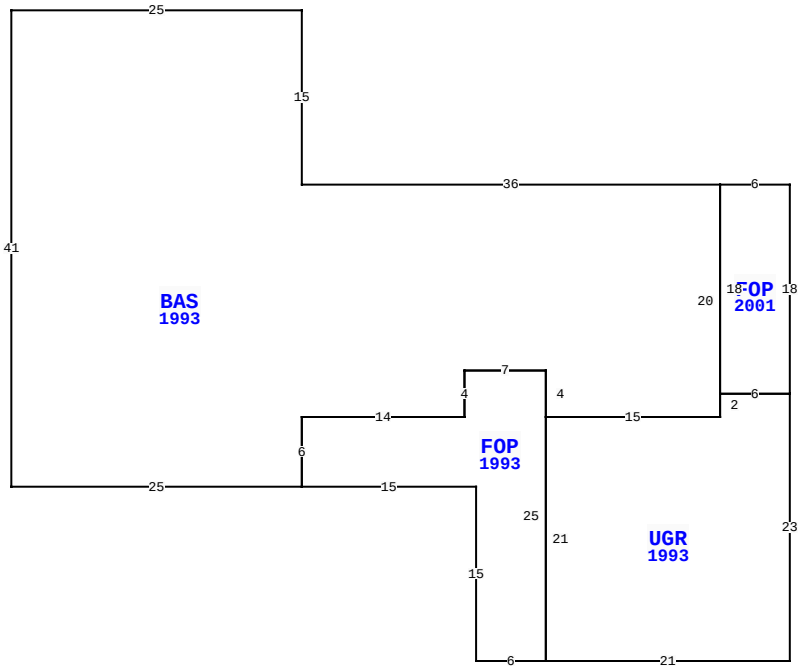
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	1993	1,717	133,431
FOP	244	30	1993	73	5,673
FOP	108	30	2001	32	2,487
UGR	453	45	1993	204	15,853
TOTALS	2,522			2,026	157,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0100	01	2,026	106.8200	106.82	216,417	1984	1984	0	0	10	17.25	72.75

1 SINGLE FAM – 0% - 2025 Heated Area: 1717 HX Base Yr



54221 CRAVEY RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	157,443
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	31,500
TOTAL MARKET VALUE	188,943
SOH/AGL Deduction	0
ASSESSED VALUE	188,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,943
TOTAL JUST VALUE	188,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001770	REPAIR/RRF	0	02/01/2022
MH94557	MH MOVE-ON	21,900	06/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2732/1321	7/15/2024	WD	U	I	11	100
GRANTOR: WEBBER CLARENCE L JR						
GRANTEE: TWELVE OAKS HOLDING						
2716/882	5/31/2024	WD	Q	I	01	216,000
GRANTOR: OAKWOOD PROPERTY HOLD						
GRANTEE: TWELVE OAKS HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2001] W6 BAS=[YR=1993] W36 N15 W25 S41 E25
FOP=[YR=1993] E15 S15 E6 UGR=[YR=1993] E21 N23 W6 S2 W15
S21 $ N25 W7 S4 W14 S6 $ N6 E14 N4 E7 S4 E15 N20 $ S18 E6 N18
$.

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
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	0.70	45,000.00	31,500.00	31,500							

REVIEW DATE 07/08/2020 BY KB Total Acres: 1.00 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 07/30/2025 BY SYS