



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	PAGE 1 of 1													
Exterior Wall	25	MOD METAL 100	4803	06	24,277	99.7500	45.64	1,108,002	1971	1971	0	0	5	80.00	15.00	VALUATION SUMMARY													
Roof Structur	10	STEEL FRME 100	1 STOR WAREH - 0% - 2023													Heated Area: 22920													
Roof Cover	12	MODULAR MT 100														HX Base Yr													
Interior Wall	07	NONE 100																											
Interior Floo	04	C ABOVE GD 100																											
Ceiling	04	NONE 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	03	FORCED AIR 100																											
Plumbing		10 100																											
Frame	05	STEEL 100																											
Story Height		15 100																											
RMS		3 100																											
Stories	1.	1. 100																											
Class	00	. 100																											
Units		0 100																											
Occupancy	00	OWNER OCC 100																											
Quality	03	Quality Level 03																											
DOR CODE	4800	WAREHOUSE-STORAGE																											
MAP NUM																													
NEIGHBORHOOD/LOC		8024.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
AOF	1,196	185	1993	2,213	15,150																								
BAS	13,724	100	1993	13,724	93,954																								
CAN	1,000	30	1994	300	2,054																								
SFB	10,000	80	1993	8,000	54,768																								
UST	80	50	1993	40	274																								
TOTALS	26,000			24,277	166,200																								
EXTRA FEATURES						54024 CRAVEY RD, CALLAHAN																							
L N	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	0430	CL FNC 6B	0	0	0	0	1,100.00	LF	8.73	8.73	100	1985	1985	3	21	2,017													
2	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1985	1985	3	21	118													
3	0803	ASPHALT C	0	0	0	0	16,105.00	SF	2.00	2.00	100	1980	1980	3	50	16,105													
4	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	1980	1980	3	44	154													
5	0980	TANK	0	0	0	0	1.00	UT	16,000.00	16,000.00	100	1994	1994	3	20	3,200													
6	0425	CL FNC 8'	0	0	0	0	73.00	LF	10.65	10.65	100	1971	1971	3	20	155													
7	1242	WD DECK A	0	0	0	0	136.00	SF	10.00	10.00	100	2000	2000	3	20	272													
8	6001	ROLLUP DR	0	0	0	0	9.00	UT	400.00	400.00	100	1971	1971	3	20	720													
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1985	1985	3	21	63													
TOTAL OB/XF 22,804																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	004800	C	WAREHOUSE	0	0006	CN	0.00	0.00	138,956.00	SF		1.00	1.00	1.00	1.00	1.00	138,956												
REVIEW DATE 09/22/2020 BY KK Total Acres: 3.19 Total Land Value: 138,956 Market: 0 Agricultural: 0 Common: 138,956 PRINTED 07/30/2025 BY SYS																													

VALUATION BY												STANDARD					
Tax Group: 6												Tax Dist:					
BUILDING MARKET VALUE												166,200					
TOTAL MARKET OB/XF VALUE												22,804					
TOTAL LAND VALUE - MARKET												138,956					
TOTAL MARKET VALUE												327,960					
SOH/AGL Deduction												43,504					
ASSESSED VALUE												284,456					
TOTAL EXEMPTION VALUE												0					
BASE TAXABLE VALUE												284,456					
TOTAL JUST VALUE												327,960					
NCON VALUE												0					
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE												258,596					
PERMIT NUM												DESCRIPTION		AMT		ISSUED	
B941531												NEW CONSTR		20,000		12/01/1994	
SALES DATA																	
OFF RECORD Number		DATE		TYPE INST		Q / V / I		RSN CD		SALE PRICE							
1196/0055		12/17/2003		WD U		I		19		380,000							
GRANTOR: LIBERAL NEWSPAPERS IN																	
GRANTEE: SOUTHERN COMPANY EN																	
0876/1559		3/31/1999		WD Q		I				350,000							
GRANTOR: SUN NEWSPAPER INC																	
GRANTEE: LIBERAL NEWSPAPERS																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
UST=[YR=1993] W10 BAS=[YR=1993] W140 SFB=[YR=1993] W100 S100																	
CAN=[YR=1994] S4 E250 N4 AOF=[YR=1993] N92 W13 S92E13 \$ W250\$																	
E100 N100\$ S100 E137 N92 E3 N8\$ S8 E10 N8\$.																	