IN OR 1722/108
FPL ESMT IN OR 433/457
EX 1-30

WADDELL JAMES C & ASHLEY M
54704 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0120

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

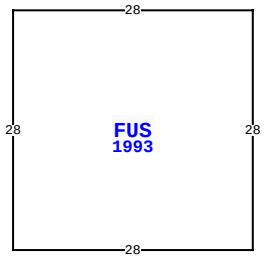
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

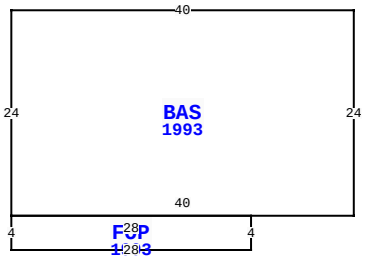
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	80,892
FOP	112	30	1993	34	2,865
FUS	784	100	1993	784	66,062
TOTALS	1,856			1,778	149,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,778	107.0000	107.00	190,246	1977	1977	0	0	0	21.25	78.75

1 SINGLE FAM – 100% - 2012 Heated Area: 1744 HX Base Yr 2012





54704 CRAVEY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		149,819
TOTAL MARKET OB/XF VALUE		9,521
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		204,340
SOH/AGL Deduction		94,398
ASSESSED VALUE		109,942
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,220
TOTAL JUST VALUE		204,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
103288	GARAGE	19,008	10/01/2002
R4479	NEW CONSTR	1,000	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1722/0108	1/27/2011	WD	Q	I	01	128,000
GRANTOR: BURTON LESLIE M & HEL						
GRANTEE: WADDELL JAMES C & A						
1708/1336	11/05/2010	QC	U	I	11	100
GRANTOR: BURTON LESLIE M						
GRANTEE: BURTON LESLIE M & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W40 S24 E40 N24 $
FUS=[YR=1993;ORIG=0,-20] N28 W28 S28 E28 $
FOP=[YR=1993;ORIG=-40,24] S4 E28 N4 W28 $
PTR=[ORIG=0,0] N20 S20 $
.

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	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2002	2002	3	29	5,846	
2	0811	CONCRETE B	0	100	0	0	768.00	SF	5.20	5.20	100	2002	2002	3	80	3,195	
3	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 9,521

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/17/2021 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS