

PT SEC 03-1N-25E
PT OR 784/1477
(EX OR 2338/1503)

NETTLES RICHARD E & REBECCA P
54453 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0140



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		2. 100
Units		0 100
Occupancy	00	NONE 100

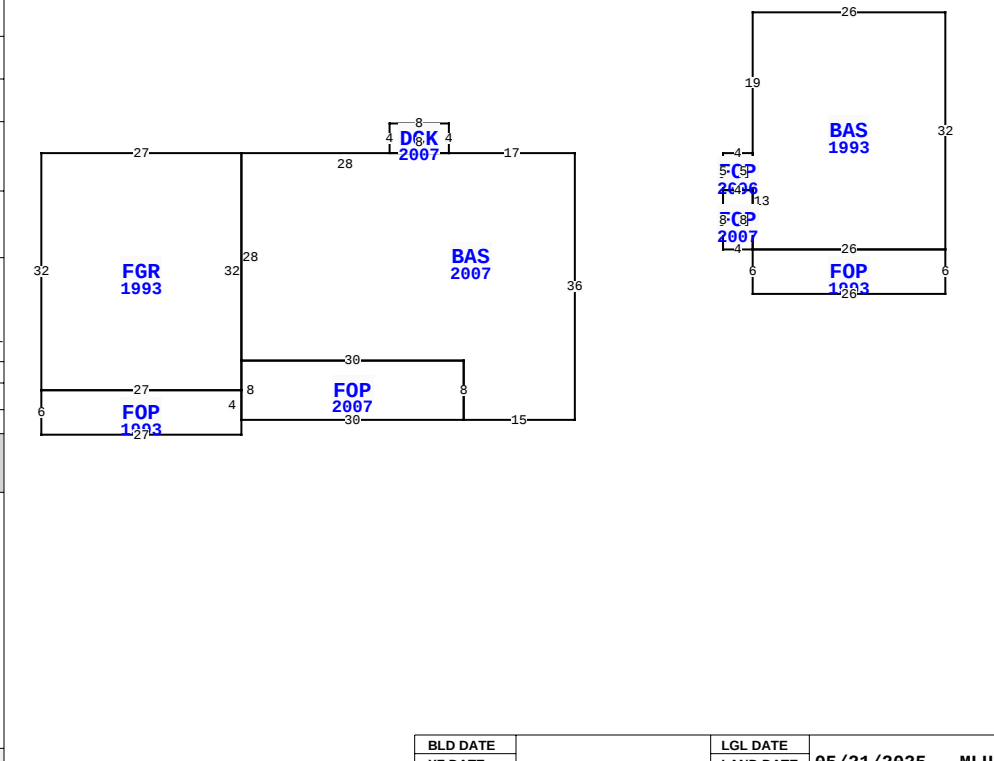
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	1993	832	101,031
BAS	1,380	100	2007	1,380	167,576
DCK	32	10	2007	3	364
FGR	864	55	1993	475	57,680
FOP	156	30	1993	47	5,707
FOP	162	30	1993	49	5,950
FOP	20	30	2006	6	729
FOP	32	30	2007	10	1,214
FOP	240	30	2007	72	8,743
TOTALS	3,718			2,874	348,995

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	32	6	192.00	SF	6.50	6.50	
2	1242	WD DECK A	0	100	26	4	104.00	SF	10.00	10.00	
3	0681	POLE SHED	0	100	0	0	530.00	SF	15.00	15.00	
4	0940	SHEDS/PORT	0	100	24	12	288.00	SF	21.00	21.00	
5	0351	CARPORT MT	0	100	17	12	204.00	SF	6.00	6.00	
6	0940	SHEDS/PORT	0	100	30	12	360.00	SF	19.50	19.50	
7	0471	VINYL FNC	0	100	60	4	240.00	LF	32.00	32.00	
8	0940	SHEDS/PORT	0	100	13	12	156.00	SF	19.50	19.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,874	104.2460	137.60	395,462	1989	2000	0	0	0	11.75	88.25	
2 SNGL FAM - 100% - 1997 Heated Area: 2212 HX Base Yr 1997													



54453 CRAVEY RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/21/2025 MLU													

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY												PAGE 1 of 1	
VALUATION BY												STANDARD	
Tax Group: 6												Tax Dist:	
BUILDING MARKET VALUE												348,995	
TOTAL MARKET OB/XF VALUE												11,105	
TOTAL LAND VALUE - MARKET												45,000	
TOTAL MARKET VALUE												405,100	
SOH/AGL Deduction												219,797	
ASSESSED VALUE												185,303	
TOTAL EXEMPTION VALUE												50,722	
BASE TAXABLE VALUE												134,581	
TOTAL JUST VALUE												405,100	
NCON VALUE												0	
INCOME VALUE													
PREVIOUS YEAR MKT VALUE												378,836	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006374	DEMOLITION	0	07/01/2019
M12363	MECH OTHER	0	01/01/2007
B18777	ADDITION	115,400	11/01/2006
R09863	REPAIR/RRF	2,400	11/01/2006
MH002988	MH MOVE-ON	0	02/01/2000
5291	ADDITION	25,520	11/09/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0784/1477	2/13/1997	QC	U	I	07	100	
GRANTOR: NETTLES HELEN							
GRANTEE: NETTLES RICHARD & R							
0769/1464	8/29/1996	QC	Q	I	01	100	
GRANTOR: NETTLES HELEN A							
GRANTEE: NETTLES RICHARD & R							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2007] W17 DCK=[YR=2007] N4 W8 S4 E8\$ W28 FGR=[YR=1993] W27 S32 FOP=[YR=1993] S6 E27 N2 FOP=[YR=2007] E30 N8 W30 S8\$ N4 W27\$ E27 N32\$ S28 E30 S8 E15 N36\$ PTR=E20 FOP=[YR=2006] E4 BAS=[YR=1993] N19 E26 S32 FOP=[YR=1993] S6 W26 N6 E26\$ W26 FOP=[YR=2007] W4 N8 E4 S8\$ N13\$ S5 W4 N5\$ W20\$.													