IN OR 215 PG 511

BEAUMONT MARIA L/E/
54624 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0190

BUILDING CHARACTERISTICS

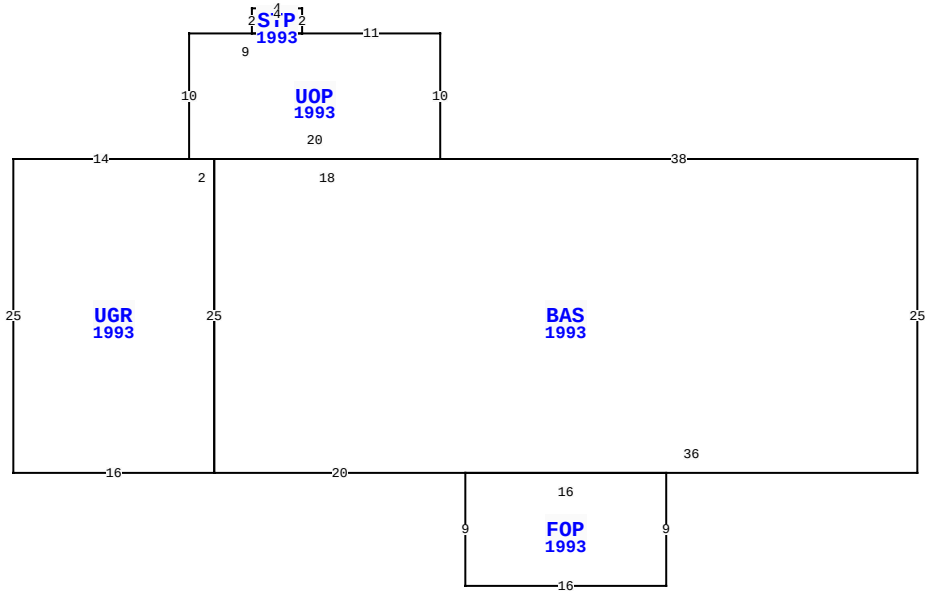
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,400	100	1993	1,400	137,900
FOP	144	30	1993	43	4,235
STP	8	10	1993	1	98
UGR	400	45	1993	180	17,730
UOP	200	20	1993	40	3,940
TOTALS	2,152			1,664	163,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,664	92.7000	122.36	203,607	1979	1985	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 0 Heated Area: 1400 HX Base Yr 1978



54624 CRAVEY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		183,646
TOTAL MARKET OB/XF VALUE		7,414
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		261,060
SOH/AGL Deduction		127,827
ASSESSED VALUE		133,233
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		77,511
TOTAL JUST VALUE		261,060
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213169	REPAIR/RRF	5,000	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2609/0595	11/21/2022	QC	U	I	11	100
GRANTOR: BEAUMONT MARIA						
GRANTEE: BEAUMONT RAYMOND II						
0215/0511	1/01/1976	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UOP=[YR=1993] N10 W11 STP=[YR=1993] N2W4S2E4$ W9 S10 UGR=[YR=1993] W14 S25 E16 N25 W2$ E20$ W18 S25 E20 FOP=[YR=1993] S9 E16 N9 W16$ E36 N25$.

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	0812	CONCRETE C	0	100	0	0	4,063.00	SF	4.00	4.00	100	1980	1980	3	30	4,876	
2	0801	ASPHALT A	0	100	0	0	392.00	SF	3.00	3.00	100	1980	1980	3	50	588	
3	0810	CONCRETE A	0	100	10	4	40.00	SF	6.50	6.50	100	1980	1980	3	30	78	
4	0812	CONCRETE C	0	100	78	20	1,560.00	SF	4.00	4.00	100	1980	1980	3	30	1,872	

LAND DESCRIPTION

TOTAL OB/XF 7,414

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 06/17/2021 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		1 100
Stories	0	0 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

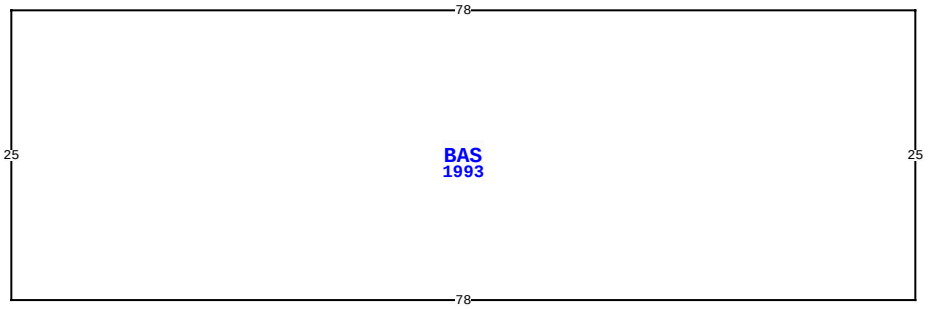
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1993	1,950	19,742
TOTALS	1,950			1,950	19,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	1,950	110.6472	50.62	98,709	1976	1981	0	0	0	80.00	20.00

2 STOR WAREH – 100% - 0 Heated Area: 1950 HX Base Yr 1978



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0215/0511	1/01/1976	WD	Q	V		6,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W78 S25 E78 N25$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/17/2021 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS