IN OR 2303/862

BURNEY JOHN M & STACIE R
54743 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0200

BUILDING CHARACTERISTICS

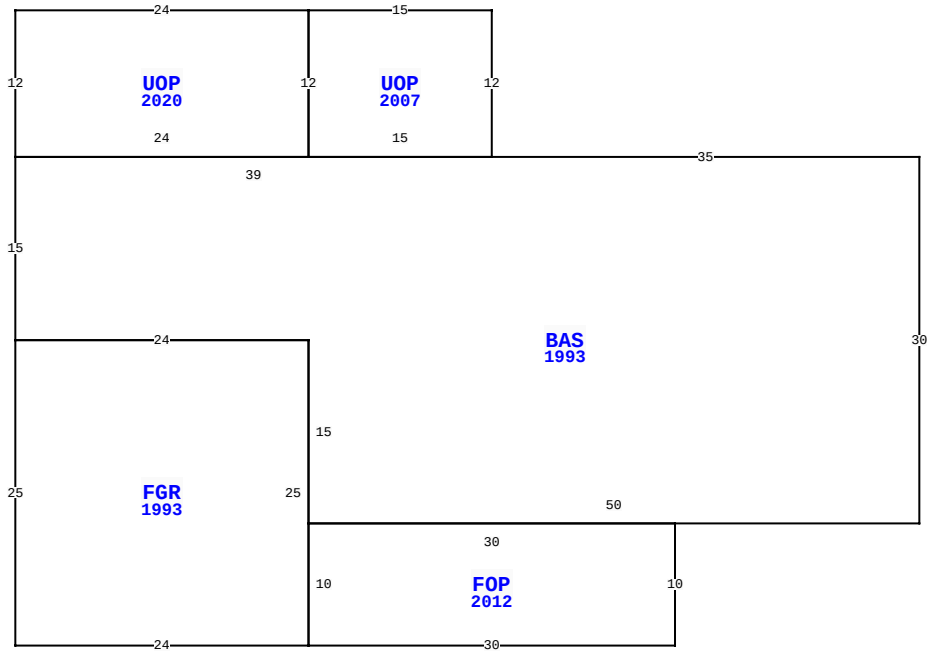
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,860	100	1993	1,860	180,083
FGR	600	55	1993	330	31,950
FOP	300	30	2012	90	8,713
UOP	180	20	2007	36	3,485
UOP	288	20	2020	58	5,615
TOTALS	3,228			2,374	229,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,374	87.3180	115.26	273,627	1987	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2020 Heated Area: 1860 HX Base Yr 2020



54743 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 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		229,847
TOTAL MARKET OB/XF VALUE		7,115
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		306,962
SOH/AGL Deduction		171,341
ASSESSED VALUE		135,621
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,899
TOTAL JUST VALUE		306,962
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		296,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005011	REPAIR/RRF	10,000	06/01/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2303/0862	9/11/2019	WD	U	I	37	144,000
GRANTOR: BURNEY DONNA V						
GRANTEE: BURNEY JOHN M & STA						
0334/0646	4/01/1981	WD	U	V		3,100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W35 UOP=[YR=2007] N12 W15 UOP=[YR=2020] W24 S12 E24 N12$ S12 E15$ W39 S15 FGR=[YR=1993] S25 E24 FOP=[YR=2012] E30 N10 W30 S10$ N25 W24$ E24 S15 E50 N30$.

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	0940	SHEDS/PORT	0	100	12	24	288.00	SF	20.10	20.10	100	1973	1973	3	20	1,158	
2	0803	ASPHALT C	0	100	0	0	1,674.00	SF	2.00	2.00	100	1978	1978	3	50	1,674	
3	0811	CONCRETE B	0	100	0	0	392.00	SF	5.20	5.20	100	1987	1987	3	49.5	1,009	
4	0681	POLE SHED	0	100	12	24	288.00	SF	15.00	15.00	100	2008	2008	3	48	2,074	
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 7,115

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	288.00	304.00	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