

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structur03GABLE/HIP 100

Roof Cover12MODULAR MT 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 90

Interior Floo08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

BUD8 Adjustme06DIST 1D 100

Occupancy00NONE 100

Quality01Quality Level 01

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8024.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS1,51410019931,514166,435

FOP192301993586,376

TOTALS1,7061,572172,812

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10200BARN WD 0-01002424576.00SF20.0020.00100198819883202,304

21242WD DECK A01001812216.00SF10.0010.0010020022002320432

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000

REVIEW DATE06/17/2021BYKBA

Total Acres: 1.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900011,57299.1440130.87205,7281984198900016.0084.00

1 SNGL FAM - 100% - 2003Heated Area: 1514HX Base Yr 2003

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/21/2025MLU

54724 CRAVEY RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 6Tax Dist:

BUILDING MARKET VALUE172,812

TOTAL MARKET OB/XF VALUE2,736

TOTAL LAND VALUE - MARKET45,000

TOTAL MARKET VALUE220,548

SOH/AGL Deduction122,087

ASSESSED VALUE98,461

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE47,739

TOTAL JUST VALUE220,548

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE201,870

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1080/01909/10/2002WDQI85,000

GRANTOR:BURTON LESLIE MARK &

GRANTEE:CHANCEY NOLAN E JR

0423/06155/01/1984WDUV100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W5 N2 W13 S2 W38 S24 E20 FOP=[YR=1993] E12 S14 E6 N20 W18 S6\$ N6 E18 S20 E18 N38\$.