PT OF SW1/4
IN OR 1866/1819
1995 SKYL TW/MH

SHAW LEWIS
45349 5TH AVENUE
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0310

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

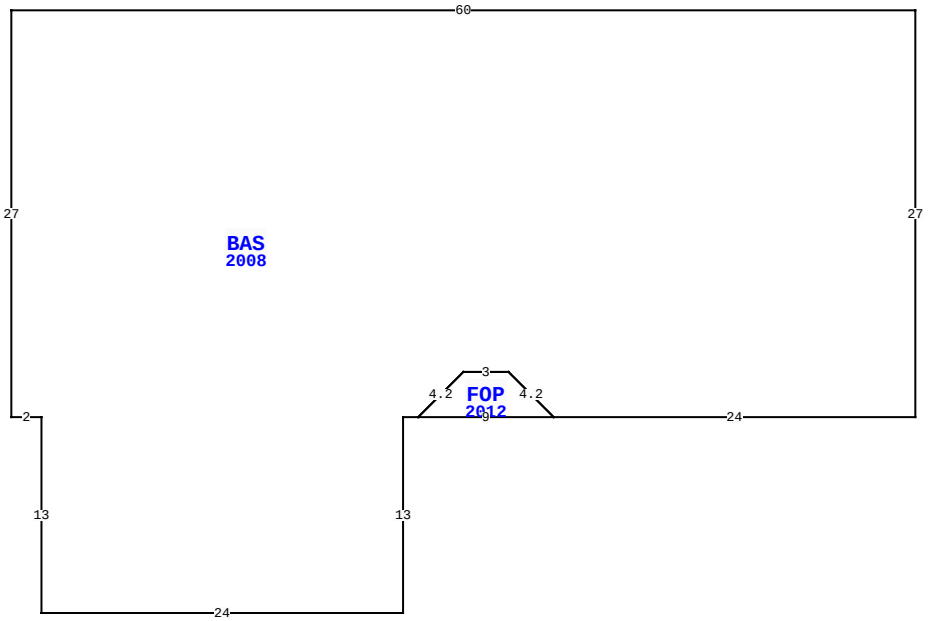
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	2008	1,914	111,747
FOP	18	30	2012	5	292
TOTALS	1,932			1,919	112,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,919	163.5400	139.01	266,760	1995	1999	0	0	0	58.00	42.00

2 M/H 94+ – 0% - 0 Heated Area: 1914 HX Base Yr



54426 CRAVEY RD, CALLAHAN

BLD DATE	04/14/2009 RK	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	112,039
TOTAL MARKET OB/XF VALUE	3,500
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	160,539
SOH/AGL Deduction	67,115
ASSESSED VALUE	93,424
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,424
TOTAL JUST VALUE	160,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH94627	MH MOVE-ON	0	10/01/1994
8814	MH MOVE-ON	21,000	02/20/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1866/1819	5/28/2013	SW	Q	I	02	42,500
GRANTOR: MAGNETAR FINANCIAL LL						
GRANTEE: SHAW LEWIS						
1829/1725	12/14/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: RESIDENTIAL MORTGAG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W60 S27 E2 S13 E24 N13 E1 FOP=[YR=2012] E9 L3 U3 W3 D3 L3 $ U3 R3 E3 D3 R3 E24 N27$.

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	0	20	20	400.00	SF	35.00	35.00	100	1998	1998	3	25	3,500	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	0	0006	OR	150.00	290.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS