PT OF SW1/4
IN OR 1343/1575
2004 CAVL DW/MH

BROWN BRUCE A &/CUTTS INGRID J
54400 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0320

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

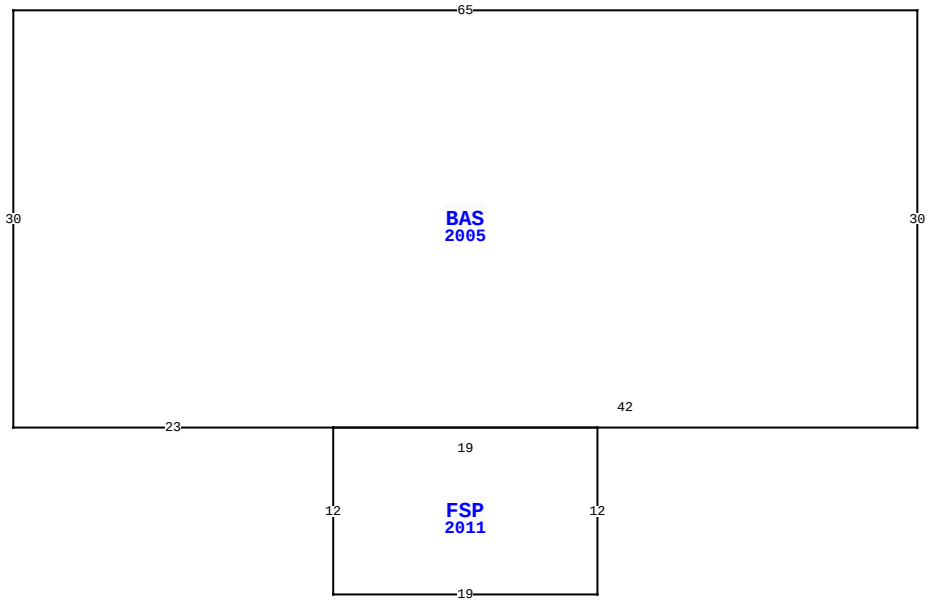
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2005	1,950	132,482
FSP	228	60	2011	137	9,307
TOTALS	2,178			2,087	141,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,087	128.9200	109.58	228,693	2004	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 1999 Heated Area: 1950 HX Base Yr 1999



54400 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		158,683
TOTAL MARKET OB/XF VALUE		8,571
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		212,254
SOH/AGL Deduction		108,735
ASSESSED VALUE		103,519
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,797
TOTAL JUST VALUE		212,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15050	ELEC OTHER	0	05/01/2005
P9540	OTHER	0	05/01/2005
MH?	MH MOVE-ON	0	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/1575	8/22/2005	QC	Q	I	06	25,000
GRANTOR: BROWN BRUCE A						
GRANTEE: BROWN BRUCE A & ING						
0829/0295	4/08/1998	WD	Q	I		65,500
GRANTOR: HORTON JAMES R & JUDY						
GRANTEE: BROWN BRUCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W65 S30 E23 FSP=[YR=2011] S12 E19 N12 W19$ E42 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	16	12	192.00	SF	21.30	21.30	100	1993	1993	3	20	818	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	2000	2000	3	20	256	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	21.30	21.30	100	2004	2004	3	21	447	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
5	0810	CONCRETE A	0	100	0	0	598.00	SF	6.50	6.50	100	2015	2015	3	95	3,693	
6	1242	WD DECK A	0	100	4	12	48.00	SF	10.00	10.00	100	2015	2015	3	65	312	

LAND DESCRIPTION

TOTAL OB/XF 8,571

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

REVIEW DATE 07/20/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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IN OR 1343/1575
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2025

03-1N-25-0000-0001-0320

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

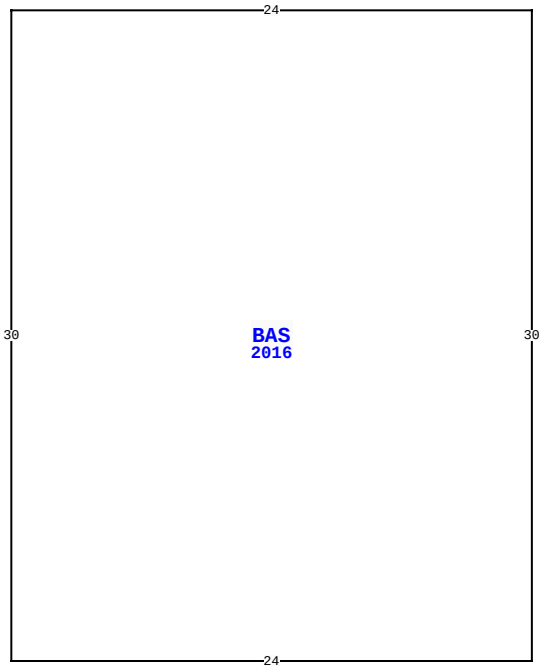
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2016	720	16,893
TOTALS	720			720	16,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	70.4550	26.07	18,770	2015	2015	0	0	0	10.00	90.00

2 GARAGE RES – 100% - 1999 Heated Area: 720 HX Base Yr 1999



54400 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0829/0295	4/08/1998	WD	Q	I		65,500
GRANTOR: HORTON JAMES R & JUDY						
GRANTEE: BROWN BRUCE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W24 S30 E24 N30$.

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 07/20/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS