IN OR 2626/806

BEAUMONT ANGEL
54492 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0450

BUILDING CHARACTERISTICS

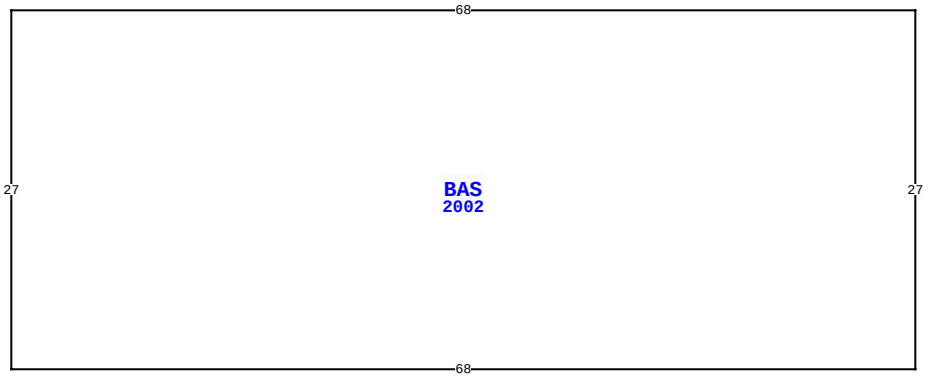
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,836	100	2002	1,836	97,285
TOTALS	1,836			1,836	97,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,836	135.5200	115.19	211,489	2001	2001	0	0	0	54.00	46.00

2 M/H 94+ – 100% - 2003 Heated Area: 1836 HX Base Yr 2003



54492 CRAVEY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		97,285
TOTAL MARKET OB/XF VALUE		14,530
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		181,815
SOH/AGL Deduction		94,897
ASSESSED VALUE		86,918
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,196
TOTAL JUST VALUE		181,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,665

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327009	ADDITION	20,310	03/01/2013
MH3495	MH MOVE-ON	12,000	05/01/2001
93311	MH MOVE-ON	12,000	01/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/0806	2/08/2023	QC	U	I	11	100
GRANTOR: BEAUMONT RAYMOND WALT						
GRANTEE: BEAUMONT ANGEL MARI						
1066/1866	7/05/2002	QC	Q	I	01	100
GRANTOR: BEAUMONT RAYMOND W JR						
GRANTEE: BEAUMONT RAYMOND II						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W68 S27 E68 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	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.30	21.30	100	1996	1996	3	20	273	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2004	2004	3	21	302	
3	0810	CONCRETE A	0	100	0	0	340.00	SF	6.50	6.50	100	2013	2013	3	93	2,055	
4	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	100	2013	2013	3	68	11,900	

LAND DESCRIPTION

TOTAL OB/XF 14,530

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 05/10/2024 BY TWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS