PT OF SE1/4 OF SW1/4
1993 CLAY SW
IN OR 808 PG 1686

GREEN RANDALL O & JO ANNE
54137 CHURCH ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0530

BUILDING CHARACTERISTICS

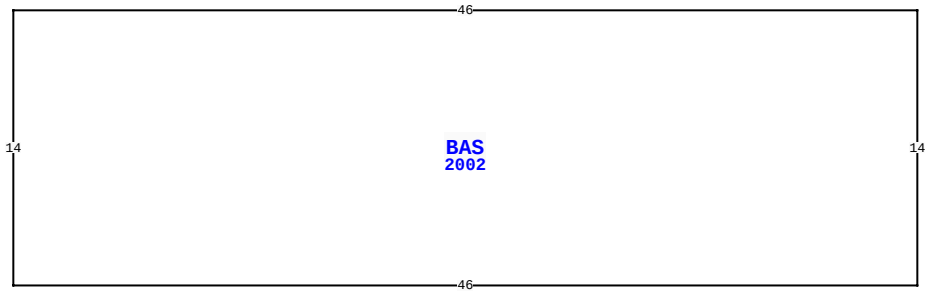
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	644	100	2002	644	14,776
TOTALS	644			644	14,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	644	95.6000	76.48	49,253	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 644 HX Base Yr



54081 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 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	14,776
TOTAL MARKET OB/XF VALUE	96
TOTAL LAND VALUE - MARKET	68,400
TOTAL MARKET VALUE	83,272
SOH/AGL Deduction	27,262
ASSESSED VALUE	56,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,010
TOTAL JUST VALUE	83,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	66,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P015133	NEW CONSTR	0	12/01/2001
8923	CHNGE SRVC	0	12/01/2001
3674	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0808/1686	10/06/1997	WD	Q	I		20,000

GRANTOR: STRICKLAND HEWIE & NO

GRANTEE: GREEN RANDALL & JO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W46 S14 E46 N14 $.

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	1242	WD DECK A	0	0	10	8	80.00	SF	6.00	6.00	100	1999	1999	3	20	96	

LAND DESCRIPTION

TOTAL OB/XF 96

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		OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	45,000.00	45,000.00	68,400							

REVIEW DATE 07/20/2022 BY KBA Total Acres: 1.52 Total Land Value: 68,400 Market: 0 Agricultural: 0 Common: 68,400 PRINTED 07/30/2025 BY SYS