PT NE 1/4 OF THE SW 1/4 OF
SEC 03-1N-25E IN OR 1968/1765

FAIRCLOTH WADE & ANSLEY
54262 CRAVEY RD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0590

BUILDING CHARACTERISTICS

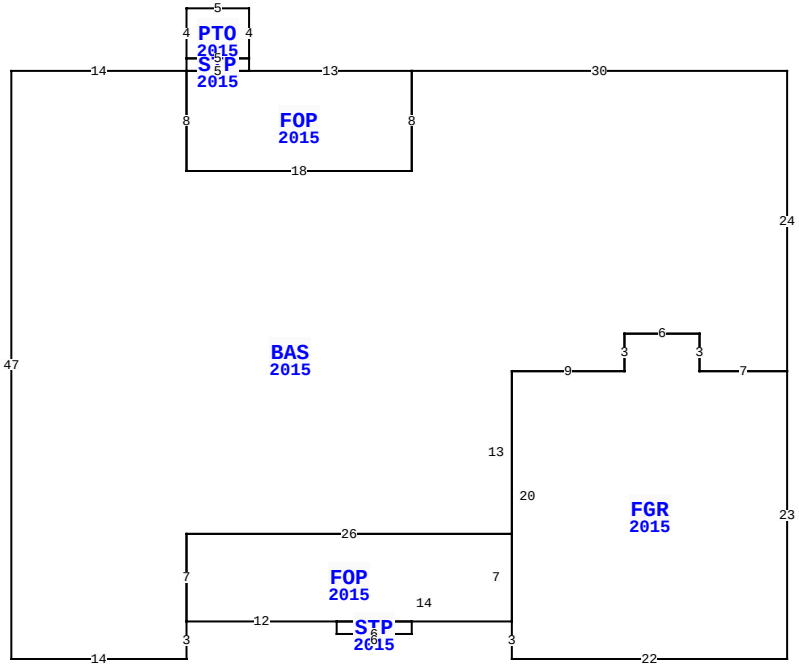
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,986	100	2015	1,986	268,195
FGR	524	55	2015	288	38,892
FOP	144	30	2015	43	5,807
FOP	182	30	2015	55	7,427
PTO	20	5	2015	1	135
STP	5	10	2015	0	0
STP	6	10	2015	1	135
TOTALS	2,867			2,374	320,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,374	109.3925	144.40	342,806	2015	2015	0	0	0	6.48	93.52

1 SNGL FAM – 100% - 2016 Heated Area: 1986 HX Base Yr 2016



54262 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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		320,592
TOTAL MARKET OB/XF VALUE		10,015
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		375,607
SOH/AGL Deduction		189,855
ASSESSED VALUE		185,752
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,030
TOTAL JUST VALUE		375,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530439	CO ISSUED	0	10/05/2015
B1530439	NEW CONSTR	246,616	05/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1968/1765	3/20/2015	QC	U	V	11	25,000
GRANTOR: HORTON TERRY M & SUZA						
GRANTEE: FAIRCLOTH WADE & AN						
1015/0396	10/23/2001	WD	Q	V		26,000
GRANTOR: SMITH ROBERT T						
GRANTEE: HORTON TERRY M & SU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W30 FOP=[YR=2015] W13 STP=[YR=2015] N1 PTO=[YR=2015] N4 W5 S4 E5 $ W5 S1 E5$W5 S8 E18 N8$ S8 W18 N8 W14 S47 E14 N3 FOP=[YR=2015] E12 STP=[YR=2015] S1 E6 N1 W6$ E14 FGR=[YR=2015] S3 E22 N23 W7 N3 W6 S3 W9 S20$ N7 W26 S7$ N7 E26 N13 E9 N3 E6 S3 E7 N24$.

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	0811	CONCRETE B	0	100	0	0	1,940.00	SF	5.20	5.20	100	2015	2015	3	95	9,584	
2	1127	BRICK 8"	0	100	0	0	40.00	SF	11.00	11.00	100	2015	2015	3	98	431	

LAND DESCRIPTION

TOTAL OB/XF 10,015

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS