PT SW1/4 OF NW1/4 OF
SEC 3-1N-25E IN OR 2005/1227
(EX PT IN OR 2573/981)

LEE MATTHEW B & MELODY
54801 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0000-0001-0750

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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	03	Quality Level 03

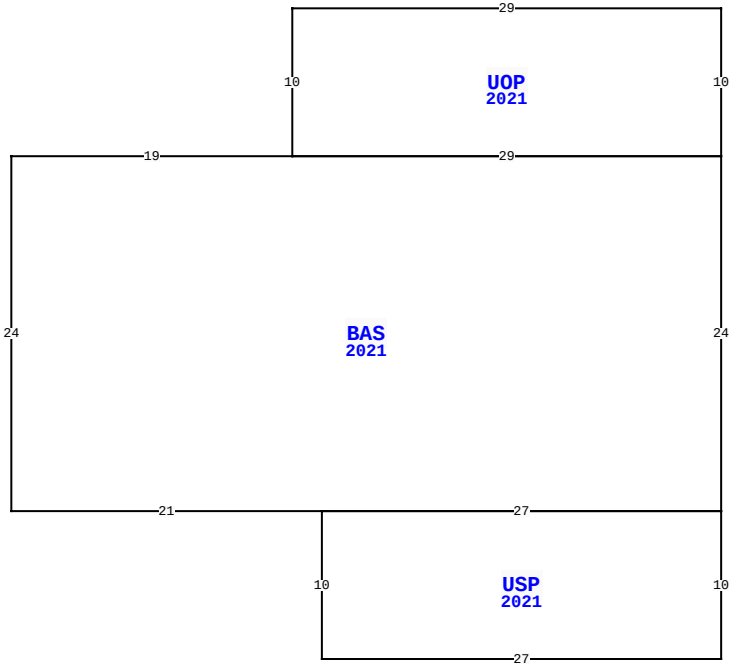
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2021	1,152	32,846
UOP	290	25	2021	72	2,053
USP	270	50	2021	135	3,849
TOTALS	1,712			1,359	38,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,359	118.8000	95.04	129,159	1974	1994	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



54801 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	38,748
TOTAL MARKET OB/XF VALUE	2,496
TOTAL LAND VALUE - MARKET	47,700
TOTAL MARKET VALUE	88,944
SOH/AGL Deduction	8,094
ASSESSED VALUE	80,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,850
TOTAL JUST VALUE	88,944
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2005/1227	9/28/2015	WD	Q	I	05	200,000

GRANTOR: WITCHER DELORES E
GRANTEE: LEE MATTHEW B & MEL

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W29 S10 BAS=[YR=2021] W19 S24 E21 USP=[YR=2021] S10 E27 N10 W27$ E27 N24 W29$ E29 N10$.

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	0350	CARPORT WD	0	0	30	32	960.00	SF	13.00	13.00	100	1993	1993	3	20	2,496	

LAND DESCRIPTION

TOTAL OB/XF 2,496

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	0.00	0.00	1.06	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,700							

REVIEW DATE 07/25/2022 BY TWA Total Acres: 1.06 Total Land Value: 47,700 Market: 0 Agricultural: 0 Common: 47,700 PRINTED 07/30/2025 BY SYS