

LOT 4
IN OR 1479/1159
JONES EST PB 7/39

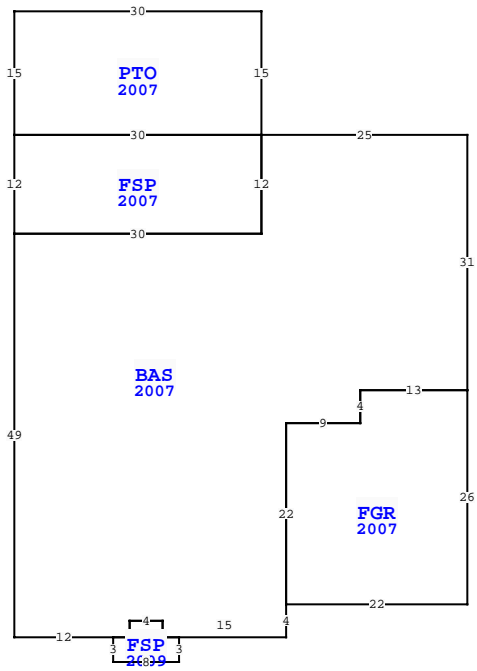
KISNER SCOTT & TINA
54276 CRAVEY ROAD
CALLAHAN, FL 32011

2025

03-1N-25-0976-0004-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	60
Interior Floo	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	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
BAS	2,363	100	2007
FGR	536	55	2007
FSP	360	40	2007
FSP	32	40	2009
PTO	450	5	2007
TOTALS	3,741		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,837	103.7856	137.00	388,669	2007	2007	0	0	12.75	87.25
1 SNGL FAM - 100% - 2008 Heated Area: 2363 HX Base Yr 2008											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			353,636
TOTAL MARKET OB/XF VALUE			24,825
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			438,461
SOH/AGL Deduction			230,881
ASSESSED VALUE			207,580
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			151,858
TOTAL JUST VALUE			438,461
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			423,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009877	GARAGE	8,694	10/19/2020
B23040	XFOB	800	11/01/2009
R10255	GARAGE	2,500	04/01/2007
M11901	MECH OTHER	0	08/01/2006
P0611254	OTHER	0	06/01/2006
C17756	CO ISSUED	0	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/1159	2/20/2007	WD Q	Q	I		280,000

GRANTOR: JONES SCOTT E & DONNA
GRANTEE: KISNER SCOTT & TINA

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2007] W25 PTO=[YR=2007] N15 W30 S15 FSP=[YR=2007] S12 E30 N12 W30\$ E30\$ S12 W30 S49 E12 FSP=[YR=2009] S3 E8 N3 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E15 N4 FGR=[YR=2007] E22 N26 W13S4 W9 S22\$ N22 E9 N4 E13 N31\$.	

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0812	CONCRETE C	0	100	0	3,584.00	SF	4.00	4.00	100	2007	2007	3	87	12,472	
3	0351	CARPORT MT	0	100	21	462.00	SF	5.90	5.90	100	2009	2009	3	35	954	
4	0940	SHEDS/PORT	0	100	16	160.00	SF	18.30	18.30	100	2009	2009	3	35	1,025	
5	0940	SHEDS/PORT	0	100	12	240.00	SF	30.00	30.00	100	2020	2020	3	86	6,192	
6	0351	CARPORT MT	0	100	6	120.00	SF	10.00	10.00	100	2020	2020	3	86	1,032	

LAND DESCRIPTION		TOTAL OB/XF															24,825							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

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Roof Cover	03	COMP SHNGL	100
Interior Wall	07	NONE	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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	928	100	2007
			TOT ADJ AREA
			928
			SUBAREA MARKET VALUE
			14,522
TOTALS	928		928
			14,522

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2008			Heated Area: 928			HX Base Yr 2008					

BAS
2007

NASSAU COUNTY PROPERTY		PAGE 2 of 2	6
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
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TOTAL MARKET OB/XF VALUE		24,825	
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ASSESSED VALUE		207,580	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		151,858	
TOTAL JUST VALUE		438,461	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		423,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17756	NEW CONSTR	171,847	05/01/2006
E17415	ELEC OTHER	3,500	05/01/2006
R09298	REPAIR/RRF	3,000	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/1159	2/20/2007	WD Q	Q	I		280,000

GRANTOR: JONES SCOTT E & DONNA
GRANTEE: KISNER SCOTT & TINA

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	
54276 CRAVEY RD, CALLAHAN																	
										BLD DATE	08/16/2007	DJ			LGL DATE		
										XF DATE					LAND DATE	01/01/2019	KB
										INC DATE					AG DATE		

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2007] W29 S32 E29 N32\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV