TRACT 6
IN OR 2404/1281
CRAVEY SUB UNR

WILLOUGHBY CURTIS S &/ANDERSON SABRINA J
54342 CHURCH RD
CALLAHAN, FL 32011

2025

03-1N-25-2750-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

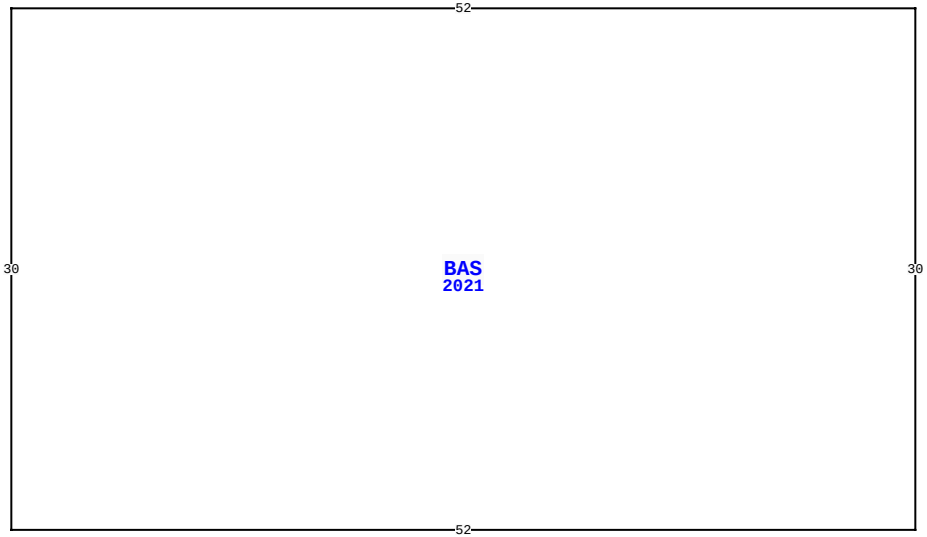
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2021	1,560	150,231
TOTALS	1,560			1,560	150,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.8000	99.28	154,877	2021	2021	0	0	0	3.00	97.00

1 M/H 94+ – 100% - 2022 Heated Area: 1560 HX Base Yr 2022



54342 CHURCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,231
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		206,481
SOH/AGL Deduction		60,261
ASSESSED VALUE		146,220
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,498
TOTAL JUST VALUE		206,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002284	CO ISSUED	0	04/09/2021
21002284	MH MOVE-ON	0	02/26/2021
21002004	DEMOLITION	2,000	02/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/1281	10/30/2020	WD	Q	I	01	55,000
GRANTOR: WATTS WILLIAM D JR						
GRANTEE: WILLOUGHBY CURTIS S						
2344/1291	2/27/2020	FJ	U	I	11	0
GRANTOR: WATTS WILLIAM D SR ES						
GRANTEE: WATTS RUTH J L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S30 E52 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

REVIEW DATE 10/14/2021 BY KB Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS