

PT OF LOT 15 (S-1 & S-2)
IN OR 1931/671
CRAVEY SUB UNR

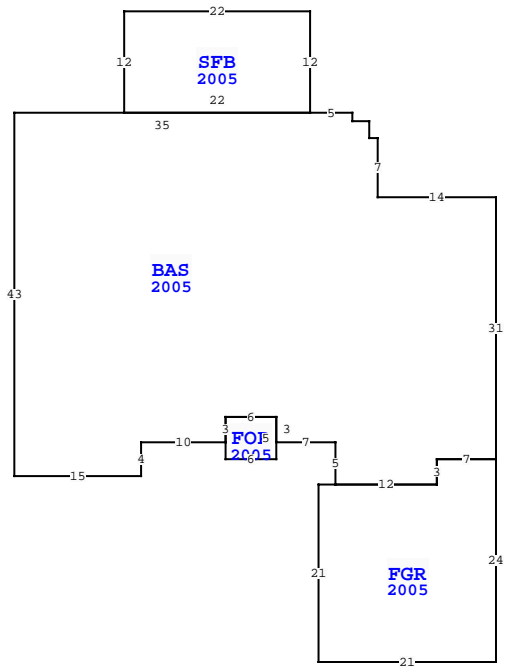
DAVIS GLADYS A & CHARLES H
54399 CHURCH ROAD
CALLAHAN, FL 32011

2025

03-1N-25-2750-0015-0010

| 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 Floor | 14 | CARPET | 60 |
| Interior Floor | 08 | SHT VINYL | 40 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | 1. | 1. | 100 |
| Units | | 0 | 100 |
| Occupancy | 00 | NONE | 100 |
| Quality | 01 | Quality Level | 01 |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8024.00 | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,194 | 100 | 2005 |
| FGR | 462 | 55 | 2005 |
| FOP | 30 | 30 | 2005 |
| SFB | 264 | 80 | 2005 |
| TOTALS | 2,950 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0900 | 01 | 2,668 | 91.5840 | 120.89 | 322,535 | 2005 | 2005 | 0 | 0 | 14.25 | 85.75 |
| 1 SNGL FAM - 100% - 2015 Heated Area: 2405 HX Base Yr 2015 | | | | | | | | | | | |



| NASSAU COUNTY PROPERTY | | PAGE 1 of 1 | 6 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 6 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 276,574 |
| TOTAL MARKET OB/XF VALUE | | | 8,998 |
| TOTAL LAND VALUE - MARKET | | | 59,400 |
| TOTAL MARKET VALUE | | | 344,972 |
| SOH/AGL Deduction | | | 163,086 |
| ASSESSED VALUE | | | 181,886 |
| TOTAL EXEMPTION VALUE | HX HB | | 50,722 |
| BASE TAXABLE VALUE | | | 131,164 |
| TOTAL JUST VALUE | | | 344,972 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 319,502 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|---------|------------|
| B15483 | NEW CONSTR | 159,076 | 06/01/2005 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1931/0671 | 7/31/2014 | WD Q | Q | I | 01 | 185,000 |
| GRANTOR: OGILVIE JACQUELINE B | | | | | | |
| GRANTEE: DAVIS GLADYS A & CH | | | | | | |
| 1413/0739 | 5/19/2006 | WD U | U | I | 07 | 100 |
| GRANTOR: KENNETH GREENE CONTRA | | | | | | |
| GRANTEE: OGILVIE JACQUELINE | | | | | | |

| 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 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2005 | 2005 | 3 | 88 | 1,760 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 2,104.00 | SF | 4.00 | 4.00 | 100 | 2006 | 2006 | 3 | 86 | 7,238 | |
| TOTALS | | | | | | | | | | | | | | | 8,998 | |

| BUILDING NOTES | | | |
|----------------|--|------------|--|
| BLD DATE | | | |
| XF DATE | | | |
| INC DATE | | | |
| LGL DATE | | 05/21/2025 | |
| LAND DATE | | MLU | |
| AG DATE | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W14 N7 W1 N2 W2 N1 W5 SFB=[YR=2005] N12 W22 S12 E22 \$ W35 S43 E15 N4 E10 FOP=[YR=2005] S2 E6 N5 W6 S3 \$ N3 E6 S3 E7 S5 FGR=[YR=2005] W2 S21 E21 N24 W7 S3 W12 \$ E12 N3 E7 N31 \$. | | | | | | | | | | | | | | |

| 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 |
| 1 | 000100 | C | RES | 100 | 0006 | OR | 0.00 | 0.00 | 1.32 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 59,400 | | | | | | | |