IN OR 2782/1906

KING MEGHAN & ERIC
54103 GRAY ROCK LN
CALLAHAN, FL 32011

2025

37-1N-25-0000-0010-0280

BUILDING CHARACTERISTICS

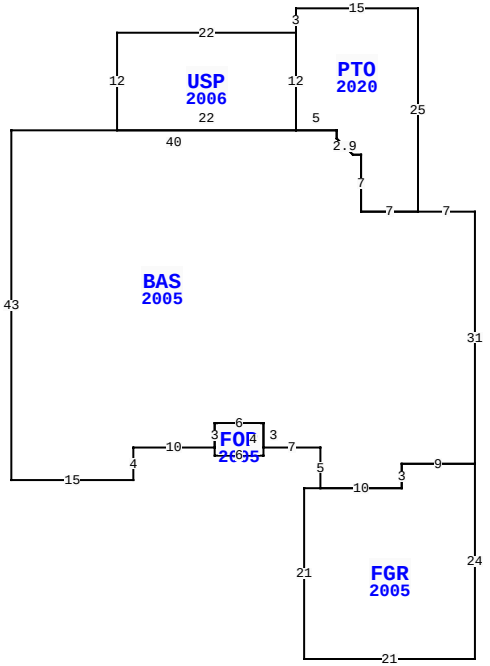
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,186	100	2005	2,186	275,345
FGR	468	55	2005	257	32,371
FOP	24	30	2005	7	882
PTO	302	5	2020	15	1,889
USP	264	30	2006	79	9,950
TOTALS	3,244			2,544	320,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,544	111.2832	146.89	373,688	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2022 Heated Area: 2186 HX Base Yr 2022



54103 GRAY ROCK LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		320,437
TOTAL MARKET OB/XF VALUE		14,290
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		394,727
SOH/AGL Deduction		88,839
ASSESSED VALUE		305,888
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,166
TOTAL JUST VALUE		394,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,103

MISC ALUMN CRPT- BEHIND SFR = NV: 10/23 KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15004	NEW CONSTR	159,076	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2782/1906	4/14/2025	WD	Q	I	01	392,000
GRANTOR: ARAUJO DANIELLE & MIC						
GRANTEE: KING MEGHAN & ERIC						
2423/1479	1/06/2021	WD	Q	I	01	335,000
GRANTOR: WEBB SHELBY J						
GRANTEE: ARAUJO DANIELLE & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS 2005= W7 PTO=[YR=2020] N25 W15 S3 USP=[YR=2006] W22 S12 E22 N12$ S12 E5 S1 D2 R2 E1 S7 E7$ W7 N7 W1 U2 L2 N1 W40 S43 E15 N4 E10 FOP=[YR=2005] S1 E6 N4 W6 S3 $ N3 E6 S3 E7 S5 FGR=[YR=2005] W2 S21 E21 N24 W9 S3 W10 $ E10 N3 E9 N31 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,503.00	SF	4.00	4.00	100	2005	2005	3	84	5,050	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2007	2007	3	44	6,160	

LAND DESCRIPTION

TOTAL OB/XF 14,290

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	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS