PT OF LOT 5 (S-1)
IN OR 720/439
EX S-13 & S-14

CRAYCRAFT MARISARA S
54007 PARKS ROAD
CALLAHAN, FL 32011

2025

37-1N-25-2940-0005-0010

BUILDING CHARACTERISTICS

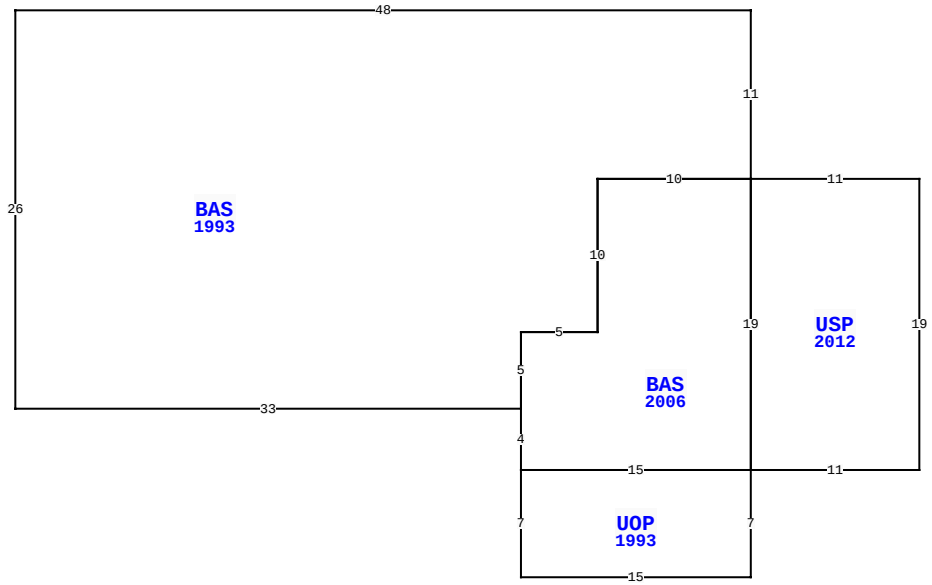
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,073	100	1993	1,073	83,560
BAS	235	100	2006	235	18,300
UOP	105	20	1993	21	1,636
USP	209	30	2012	63	4,906
TOTALS	1,622			1,392	108,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,392	99.8400	99.84	138,977	1958	1980	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 1995 Heated Area: 1308 HX Base Yr 1995



54007 PARKS RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
2	0812	CONCRETE C	0	100	0	0	2,158.00	SF	4.00	4.00	100	1996	1996	3	70	6,042	
3	0940	SHEDS/PORT	0	100	0	0	200.00	SF	30.00	30.00	100	2008	2008	3	31	1,860	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		146,441
TOTAL MARKET OB/XF VALUE		8,322
TOTAL LAND VALUE - MARKET		115,500
TOTAL MARKET VALUE		270,263
SOH/AGL Deduction		159,666
ASSESSED VALUE		110,597
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,875
TOTAL JUST VALUE		270,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7629	CHNGE SRVC	0	08/13/1991
4432	REMODEL	350	08/09/1991
3897	H/AC	2,700	08/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/1283	7/17/2006	QC	Q	I	01	100
GRANTOR: CRAYCRAFT MARISARA						
GRANTEE: CRAYCRAFT MARISARA						
0720/0439	12/16/1994	WD	U	I	15	23,400
GRANTOR: JIRAWANGSO PRAPEE						
GRANTEE: CRAYCRAFT MARISARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S26 E33 BAS=[YR=2006] S4 UOP=[YR=1993] S7E15 N7 W15$ E15 USP=[YR=2012] E11 N19 W11 S19$ N19 W10 S10 W5 S5$ N5 E5 N10 E10 N11$.

LAND DESCRIPTION

TOTAL OB/XF 8,322

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	3.85	AC		1.00	1.00	1.00	30,000.00	30,000.00	115,500							

REVIEW DATE 06/04/2024 BY TWA Total Acres: 3.85 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 07/30/2025 BY SYS

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IN OR 720/439
EX S-13 & S-14

CRAYCRAFT MARISARA S
54007 PARKS ROAD
CALLAHAN, FL 32011

2025

37-1N-25-2940-0005-0010

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 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

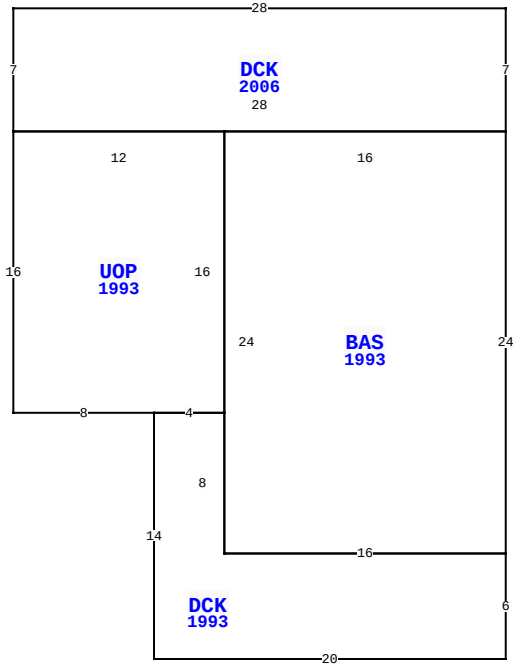
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	1993	384	31,963
DCK	152	10	1993	15	1,248
DCK	196	10	2006	20	1,665
UOP	192	20	1993	38	3,163
TOTALS	924			457	38,039

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	457	95.9500	95.95	43,849	1992	1997	0	0	0	13.25	86.75

2 SINGLE FAM – 0% - 1995 Heated Area: 384 HX Base Yr 1995



54007 PARKS RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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GRANTOR: CRAYCRAFT MARISARA						
GRANTEE: CRAYCRAFT MARISARA						
0720/0439	12/16/1994	WD	U	I	15	23,400
GRANTOR: JIRAWANGSO PRAPEE						
GRANTEE: CRAYCRAFT MARISARA						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2006] W28 S7 UOP=[YR=1993] S16 E8 DCK=[YR=1993] S14 E20 N6 BAS=[YR=1993] N24 W16 S24 E16$ W16 N8 W4$ E4 N16 W12$ E28 N7$.

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

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

REVIEW DATE 06/04/2024 BY TWA Total Acres: 3.85 Total Land Value: 115,500 Market: 0 Agricultural: 0 Common: 115,500 PRINTED 07/30/2025 BY SYS