PT OF SW 1/4
IN OR 1196/55

SOUTHERN COMPANY ENTERPRISE IN/
PO BOX 627
CALLAHAN, FL 32011-0627

2026

03-1N-25-0000-0001-0100

BUILDING CHARACTERISTICS

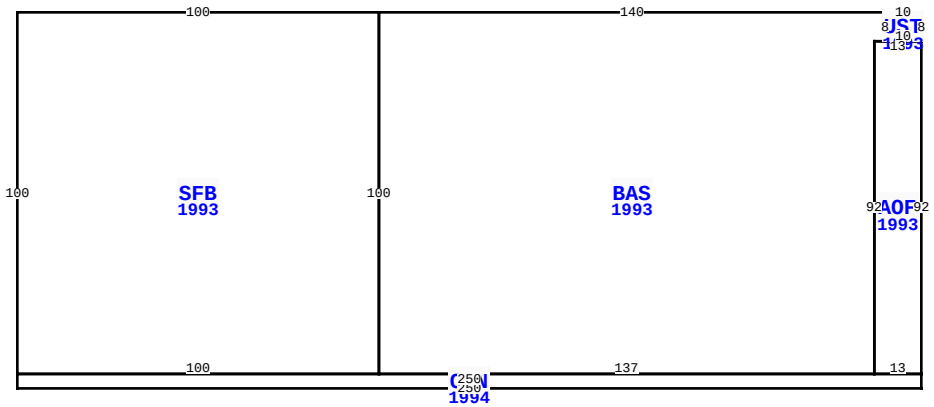
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	04	C ABOVE GD 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Plumbing		10 100
Frame	05	STEEL 100
Story Height		15 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	03	Quality Level 03
DOR CODE	4800	WAREHOUSE-STORAGE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	1,196	185	1993	2,213	15,728
BAS	13,724	100	1993	13,724	97,536
CAN	1,000	30	1994	300	2,132
SFB	10,000	80	1993	8,000	56,856
UST	80	50	1993	40	284
TOTALS	26,000			24,277	172,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4803	06	24,277	99.7500	47.38	1,150,244	1971	1971	0	0	5	80.00	15.00

1 STOR WAREH 0% - 2023 Heated Area: 22920 HX Base Yr



54024 CRAVEY RD, CALLAHAN

BLD DATE	09/22/2020	KK	LGL DATE	
XF DATE	09/22/2020	KK	LAND DATE	05/09/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	172,537
TOTAL MARKET OB/XF VALUE	22,693
TOTAL LAND VALUE - MARKET	138,956
TOTAL MARKET VALUE	334,186
SOH/AGL Deduction	21,284
ASSESSED VALUE	312,902
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,902
TOTAL JUST VALUE	334,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941531	NEW CONSTR	20,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1196/0055	12/17/2003	WD	U	I	19	380,000
GRANTOR: LIBERAL NEWSPAPERS IN						
GRANTEE: SOUTHERN COMPANY EN						
0876/1559	3/31/1999	WD	Q	I		350,000
GRANTOR: SUN NEWSPAPER INC						
GRANTEE: LIBERAL NEWSPAPERS						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W10 BAS=[YR=1993] W140 SFB=[YR=1993] W100 S100 CAN=[YR=1994] S4 E250 N4 AOF=[YR=1993] N92 W13 S92E13 $ W250$ E100 N100$ S100 E137 N92 E3 N8$ S8 E10 N8$.

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	0430	CL FNC 6B	0	0	0	0	1,100.00	LF	8.73	8.73	100	1985	1985	3	20	1,921	
2	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1985	1985	3	20	113	
3	0803	ASPHALT C	0	0	0	0	16,105.00	SF	2.00	2.00	100	1980	1980	3	50	16,105	
4	0402	CONC BUMPE	0	0	0	0	14.00	UT	25.00	25.00	100	1980	1980	3	42	147	
5	0980	TANK	0	0	0	0	1.00	UT	16,000.00	16,000.00	100	1994	1994	3	20	3,200	
6	0425	CL FNC 8'	0	0	0	0	73.00	LF	10.65	10.65	100	1971	1971	3	20	155	
7	1242	WD DECK A	0	0	0	0	136.00	SF	10.00	10.00	100	2000	2000	3	20	272	
8	6001	ROLLUP DR	0	0	0	0	9.00	UT	400.00	400.00	100	1971	1971	3	20	720	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1985	1985	3	20	60	

LAND DESCRIPTION

TOTAL OB/XF 22,693

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	004800	C	WAREHOUSE	0	0006	CN	0.00	0.00	138,956.00	SF		1.00	1.00	1.00	1.00	1.00	138,956							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.19 Total Land Value: 138,956 Market: 0 Agricultural: 0 Common: 138,956 PRINTED 07/09/2026 BY SYS