PT OF NE1/4 OF SW1/4
IN OR 855/1984
1998 DW/MH HOME OF MERT

ANGELL HAROLD & VERONICA M
54407 CRAVEY ROAD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0110

BUILDING CHARACTERISTICS

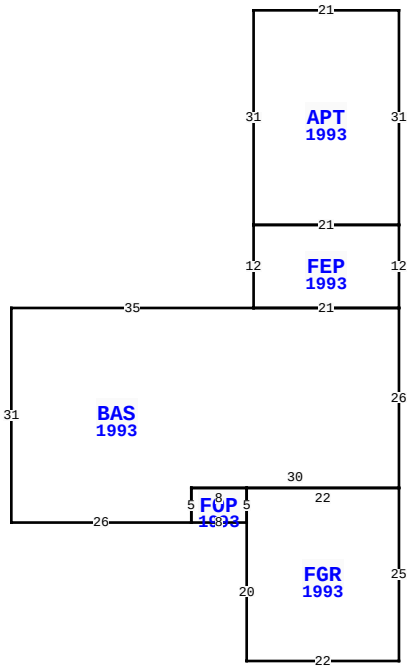
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	17	CB STUCCO 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	651	100	1993	651	67,293
BAS	1,586	100	1993	1,586	163,942
FEP	252	80	1993	202	20,880
FGR	550	55	1993	302	31,217
FOP	40	30	1993	12	1,240
TOTALS	3,079			2,753	284,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,753	89.5968	124.54	342,859	1986	1991	0	0	0	17.00	83.00

1 SNGL FAM 100% - 1999 Heated Area: 2237 HX Base Yr 1999



54407 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		388,529
TOTAL MARKET OB/XF VALUE		26,074
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		494,603
SOH/AGL Deduction		206,464
ASSESSED VALUE		288,139
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,728
TOTAL JUST VALUE		494,603
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992617	MH MOVE-ON	0	01/03/1999
7606	MH MOVE-ON	28,000	12/27/1988
5218	ADDITION	15,000	10/13/1988
3367	NEW CONSTR	42,500	05/12/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0855/1984	11/17/1998	WD	Q	I		153,000
GRANTOR: FERGUSON BERTHA N						
GRANTEE: ANGELL HAROLD & VER						
0211/0527	2/04/1976	WD	Q	V		5,000
GRANTOR: HARPER CLARENCE ELLIS						
GRANTEE: FERGUSON DAVID M &						

BUILDING NOTES

BUILDING DIMENSIONS

APT=[YR=1993] W21 S31 FEP=[YR=1993] S12 BAS=[YR=1993] W35 S31 E26 FOP=[YR=1993] E8 FGR=[YR=1993] S20 E22 N25W22 S5$ N5 W8 S5$ N5 E30 N26 W21$ E21 N12 W21$ E21 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	0681	POLE SHED	0	100	36	20	720.00	SF	15.00	15.00	100	1988	1988	3	20	2,160	
5	1242	WD DECK A	0	100	0	0	516.00	SF	9.00	9.00	100	1994	1994	3	20	929	
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	1999	1999	3	20	780	
7	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	79	2,765	
8	0940	SHEDS/PORT	0	100	24	30	720.00	SF	30.00	30.00	100	2025	2022		90	19,440	

LAND DESCRIPTION

TOTAL OB/XF 26,074

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		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS

PT OF NE1/4 OF SW1/4
IN OR 855/1984
1998 DW/MH HOME OF MERT

ANGELL HAROLD & VERONICA M
54407 CRAVEY ROAD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0110

BUILDING CHARACTERISTICS

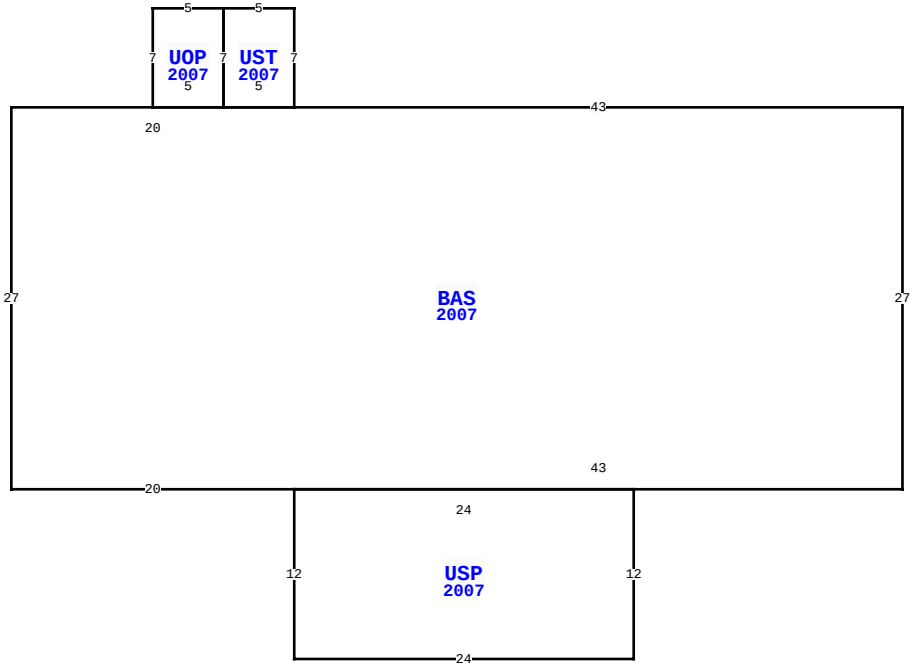
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
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	1,701	100	2007	1,701	94,410
UOP	35	25	2007	9	500
USP	288	50	2007	144	7,992
UST	35	55	2007	19	1,055
TOTALS	2,059			1,873	103,956

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,873	128.4800	115.63	216,575	1998	2003	0	0	0	52.00	48.00

2 M/H 94+ 0% - 1999 Heated Area: 1701 HX Base Yr 1999



54407 CRAVEY RD, CALLAHAN

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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TOTAL JUST VALUE	494,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0211/0527	2/04/1976	WD	Q	V		5,000
GRANTOR: HARPER CLARENCE ELLIS						
GRANTEE: FERGUSON DAVID M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W43 UST=[YR=2007] N7 W5 UOP=[YR=2007] W5 S7 E5 N7$ S7 E5$ W20 S27 E20 USP=[YR=2007] S12 E24 N12 W24$ E43 N27$.

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 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS