

NETTLES RICHARD E & REBECCA P
54453 CRAVEY ROAD
CALLAHAN, FL 32011

03-1N-25-0000-0001-0140

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
Exterior Wall		05	AVERAGE 100							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY				STANDARD													
Roof Structur		03	GABLE/HIP 100							0900	01	2,874	104.2460	144.90	416,443	1989	2000	0	0	0	12.25	87.75	Tax Group: 6				Tax Dist:												
Roof Cover		03	COMP SHNGL 100							2 SNGL FAM 100% - 1997										Heated Area: 2212										HX Base Yr 1997									
Interior Wall		05	DRYWALL 100																	BUILDING MARKET VALUE										365,429									
Interior Floo		14	CARPET 70																	TOTAL MARKET OB/XF VALUE										5,326									
Interior Floo		11	CLAY TILE 30																	TOTAL LAND VALUE - MARKET										50,000									
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE										420,755									
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction										230,449									
Bedrooms			3 100																	ASSESSED VALUE										190,306									
Bathrooms			3 100																	TOTAL EXEMPTION VALUE										HX HB 51,411									
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE										138,895									
Stories		2.	2. 100																	TOTAL JUST VALUE										420,755									
Units		0	0 100																	NCON VALUE										0									
Occupancy		00	NONE 100							INCOME VALUE										PREVIOUS YEAR MKT VALUE										405,100									
Quality		03	Quality Level 03																																				
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	832	100	1993	832	105,789																																		
BAS	1,380	100	2007	1,380	175,467																																		
DCK	32	10	2007	3	382																																		
FGR	864	55	1993	475	60,397																																		
FOP	156	30	1993	47	5,976																																		
FOP	162	30	1993	49	6,230																																		
FOP	20	30	2006	6	763																																		
FOP	32	30	2007	10	1,271																																		
FOP	240	30	2007	72	9,155																																		
TOTALS	3,718			2,874	365,429																																		
EXTRA FEATURES										54453 CRAVEY RD, CALLAHAN																													
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																				
2	1242	WD DECK A			0	100	26	4	104.00	SF	10.00	10.00	100	1990	1990	3	20	208																					
3	0681	POLE SHED			0	100	0	0	530.00	SF	15.00	15.00	100	1990	1990	3	20	1,590																					
4	0940	SHEDS/PORT			0	100	24	12	288.00	SF	21.00	21.00	100	1996	1996	3	20	1,210																					
5	0351	CARPORT MT			0	100	17	12	204.00	SF	6.00	6.00	100	2002	2002	3	20	245																					
6	0940	SHEDS/PORT			0	100	30	12	360.00	SF	19.50	19.50	100	2002	2002	3	20	1,404																					
8	0940	SHEDS/PORT			0	100	13	12	156.00	SF	19.50	19.50	100	2006	2006	3	22	669																					
LAND DESCRIPTION										TOTAL OB/XF										5,326																			
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000																					