IN OR 2585/404

HOLMES PHYLLIS
54792 CRAVEY ROAD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0170

BUILDING CHARACTERISTICS

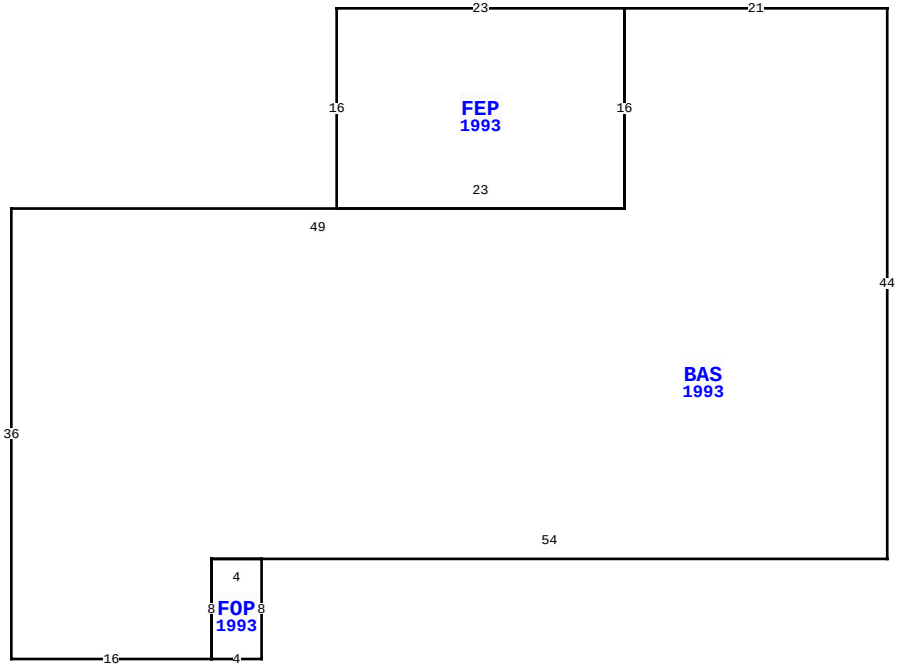
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	26	AL SIDING 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	2,424	100	1993	2,424	243,942
FEP	368	80	1993	294	29,587
FOP	32	30	1993	10	1,007
TOTALS	2,824			2,728	274,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,728	101.2608	140.75	383,966	1972	1980	0	0	0	28.50	71.50

1 SNGL FAM 100% - 0 Heated Area: 2424 HX Base Yr 1978



54792 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		274,536
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		354,536
SOH/AGL Deduction		198,042
ASSESSED VALUE		156,494
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		100,083
TOTAL JUST VALUE		354,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004508	REPAIR/RRF	2,495	05/01/2019
3531	N/A	10,000	07/31/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/0404	8/08/2022	QC	U	I	11	100
GRANTOR: HOLMES PHYLLIS						
GRANTEE: HOLMES PHYLLIS						
0244/0426	7/21/1977	WD	U	I		38,000
GRANTOR: ADERHALD MARK						
GRANTEE: HOLMES CHARLIE C &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 FEP=[YR=1993] W23 S16 E23 N16$ S16 W49 S36 E16 FOP=[YR=1993] E4 N8 W4 S8$ N8 E54 N44$.

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
1	000100	C	RES	100	0006	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