



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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. 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
BAS	1,860	100
FGR	600	55
FOP	300	30
UOP	180	20
UOP	288	20
TOTALS	3,228	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,374	87.3180	121.37	288,132	1987	1992	0	0	0 16.50	83.50	
1 SNGL FAM 100% - 2020 Heated Area: 1860 HX Base Yr 2020												
UOP 2020 UOP 2007 BAS 1993 FGR 1993 FOP 2012												
54743 CRAVEY RD, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 MLU												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0940	SHEDS/PORT	0 100	12	24	288.00	SF	20.10	20.10	100	1973	1973
4	0681	POLE SHED	0 100	12	24	288.00	SF	15.00	15.00	100	2008	2008
5	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	000100	C	RES	100	0006	OR	288.00	304.00	2.00	AC		1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		240,590	
TOTAL MARKET OB/XF VALUE		4,219	
TOTAL LAND VALUE - MARKET		80,000	
TOTAL MARKET VALUE		324,809	
SOH/AGL Deduction		185,526	
ASSESSED VALUE		139,283	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		87,872	
TOTAL JUST VALUE		324,809	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		306,962	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005011	REPAIR/RRF	10,000	06/01/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2303/0862	9/11/2019	WD	U	I	37
GRANTOR: BURNEY DONNA V					
GRANTEE: BURNEY JOHN M & STA					
0334/0646	4/01/1981	WD	U	V	
GRANTOR:					
GRANTEE:					

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W35 UOP=[YR=2007] N12 W15 UOP=[YR=2020] W24 S12 E24 N12\$ S12 E15\$ W39 S15 FGR=[YR=1993] S25 E24 FOP=[YR=2012] E30 N10 W30 S10\$ N25 W24\$ E24 S15 E50 N30\$.												