IN OR 1460/1623

SNYDER SHANNON M &/BRANTLY RONALD DAVID
54651 CRAVEY ROAD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0210

BUILDING CHARACTERISTICS

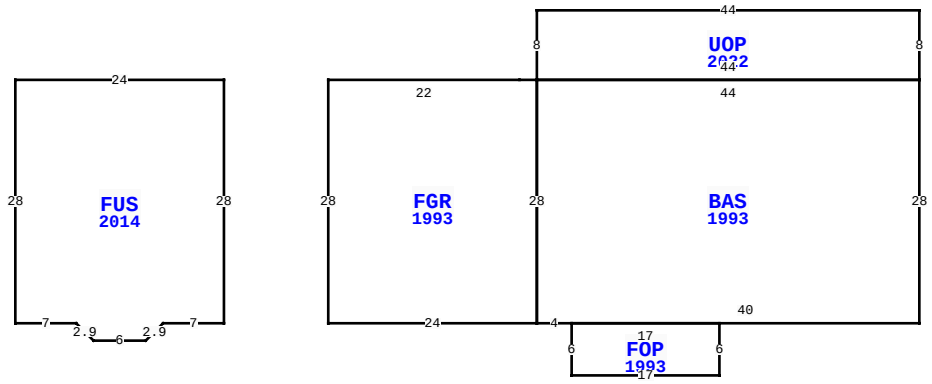
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
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	1,232	100	1993	1,232	130,428
FGR	672	55	1993	370	39,171
FOP	102	30	1993	31	3,282
FUS	688	100	2014	688	72,837
UOP	352	20	2022	70	7,411
TOTALS	3,046			2,391	253,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,391	94.5504	131.43	314,249	1976	1985	0	0	0	19.45	80.55

1 SNGL FAM 100% - 2007 Heated Area: 1920 HX Base Yr 2007



54651 CRAVEY RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		286,061
TOTAL MARKET OB/XF VALUE		48,970
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		415,031
SOH/AGL Deduction		174,899
ASSESSED VALUE		240,132
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,721
TOTAL JUST VALUE		415,031
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632766	SWIM POOL	25,000	08/01/2016
B1327222	ADDITION	118,569	05/21/2013
B26079	ADDITION	15,283	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/1623	11/22/2006	WD	Q	I		182,500
GRANTOR: BUBENIK MATTHEW J & M						
GRANTEE: SNYDER SHANNON M &						
1281/0257	12/15/2004	WD	Q	I		132,500
GRANTOR: DAVIDSON JIMMIE R JR						
GRANTEE: CHESSER MEREDITH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W44 S28 E4 E40 N28 $
FUS=[YR=2014;ORIG=-80,0] W24 S28 E7 D2R2 E6 U2R2 E7 N28 $
FGR=[YR=1993;ORIG=-44,0] W2 W22 S28 E24 N28 $
UOP=[YR=2022;ORIG=0,0] N8 W44 S8 E44 $
FOP=[YR=1993;ORIG=-40,28] S6 E17 N6 W17 $
PTR=[ORIG=0,0] W80 E80 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 48,970

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	287.00	303.00	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 08/25/2023 BY KW Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

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	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

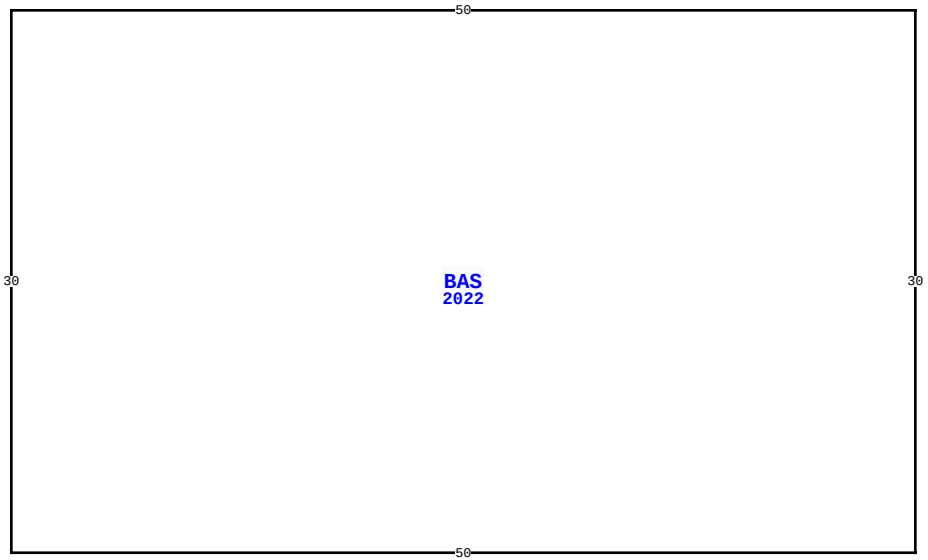
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2022	1,500	32,933
TOTALS	1,500			1,500	32,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	58.6500	22.87	34,305	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2007 Heated Area: 1500 HX Base Yr 2007



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GRANTOR: DAVIDSON JIMMIE R JR						
GRANTEE: CHESSER MEREDITH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W50 S30 E50 N30$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

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

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