PT OF NW1/4 OF SEC 03-1N-25E
IN OR 2168/1455

MIDDLEBROOKS JAMES D & JENNY
54549 CRAVEY RD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0220

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

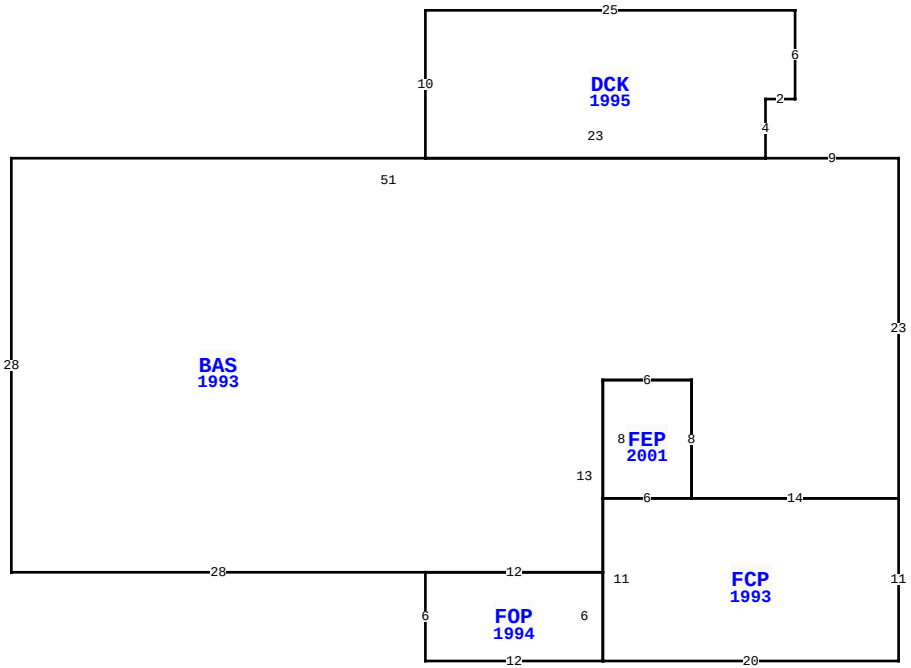
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
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	1,532	100	1993	1,532	183,188
DCK	242	10	1995	24	2,870
FCP	220	25	1993	55	6,576
FEP	48	80	2001	38	4,544
FOP	72	30	1994	22	2,631
TOTALS	2,114			1,671	199,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,671	95.5800	132.86	222,009	1950	2005	0	0	0	10.00	90.00

1 SNGL FAM 100% - 2019 Heated Area: 1532 HX Base Yr 2019



54549 CRAVEY RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,755
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		285,345
SOH/AGL Deduction		106,375
ASSESSED VALUE		178,970
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,559
TOTAL JUST VALUE		285,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016034	GARAGE	19,400	11/17/2021
17002569	REPAIR/RRF	7,500	04/01/2017
E951880	CHNGE SRVC	0	06/01/1995
R95351	REPAIR/RRF	2,400	06/01/1995
M951129	H/AC	0	05/01/1995
B951845	HOUSEMVING	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2168/1455	1/05/2018	SW	Q	I	01	159,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: MIDDLEBROOKS JAMES						
2114/1628	4/14/2017	SW	U	I	37	56,000
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 DCK=[YR=1995] N4 E2 N6 W25 S10 E23 $ W51 S28 E28 FOP=[YR=1994] S6 E12 FCP=[YR=1993] E20 N11 W14 FEP=[YR=2001] N8 W6 S8 E6 $ W6 S11$ N6 W12 $ E12 N13 E6 S8 E14 N23 $.

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	1995	1995	3	74	2,590	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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	1.30	AC		1.00	1.00	1.00	50,000.00	50,000.00	65,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.30 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS

PT OF NW1/4 OF SEC 03-1N-25E
IN OR 2168/1455

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54549 CRAVEY RD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0220

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

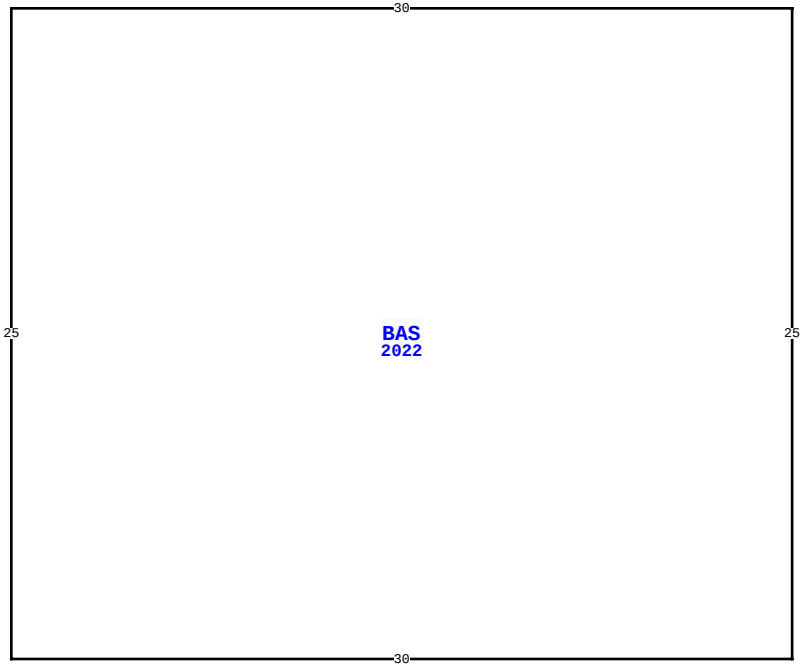
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	2022	750	17,948
TOTALS	750			750	17,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	63.2500	24.67	18,502	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 100% - 2019 Heated Area: 750 HX Base Yr 2019



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ASSESSED VALUE		178,970
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,559
TOTAL JUST VALUE		285,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6649	NEW CONSTR	2,500	05/07/1990
4157	NEW CONSTR	49,935	06/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/1455	1/05/2018	SW	Q	I	01	159,900
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: MIDDLEBROOKS JAMES						
2114/1628	4/14/2017	SW	U	I	37	56,000
GRANTOR: FADER ENTERPRISES LLC						
GRANTEE: RIVER CITY HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S25 E30 N25$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.30 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS