PT PF SE1/4 OF SW1/4
IN OR 686 PG 1351

IRWIN DANIEL S & PRISCILLA A
54191 CRAVEY ROAD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	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.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

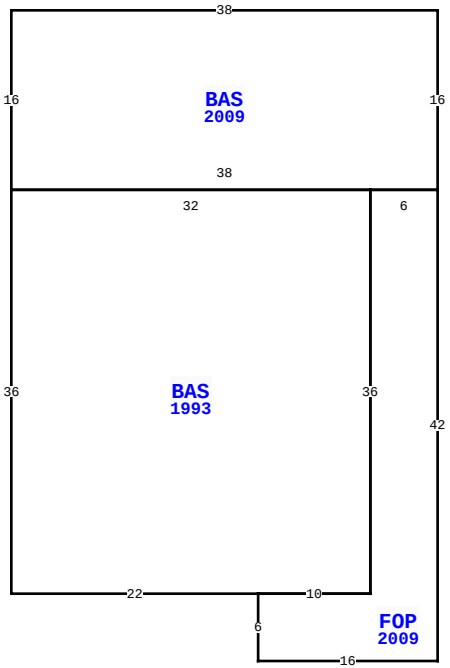
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1993	1,152	116,102
BAS	608	100	2009	608	61,276
FOP	312	30	2009	94	9,474
TOTALS	2,072			1,854	186,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	114.2680	119.98	222,443	1958	1990	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 0 Heated Area: 1760 HX Base Yr 1990



54191 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		186,852
TOTAL MARKET OB/XF VALUE		1,820
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		238,672
SOH/AGL Deduction		145,179
ASSESSED VALUE		93,493
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,082
TOTAL JUST VALUE		238,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0686/1351	8/17/1993	QD	U	I	07	100
GRANTOR: BRIDGES BOBBIE JO						
GRANTEE: IRWIN DANIEL & P A						
0570/1281	5/25/1989	WD	Q	I		12,500
GRANTOR: BRIDGES BOBBIE JO						
GRANTEE: IRWIN DANIEL S & P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W38 S16 BAS=[YR=1993] S36 E22 FOP=[YR=2009] S6 E16 N42 W6 S36 W10 $ E10 N36 W32 $ E38 N16 $.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	91	1,820	

LAND DESCRIPTION

TOTAL OB/XF 1,820

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	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 04/09/2024 BY TWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS