OR 696/546 & OR 718/461
PARCELS 1-46 & 1-48
MH/ID GMHGA1040026310A &

NETTLES CARLOS E JR
54530 CRAVEY ROAD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0460

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

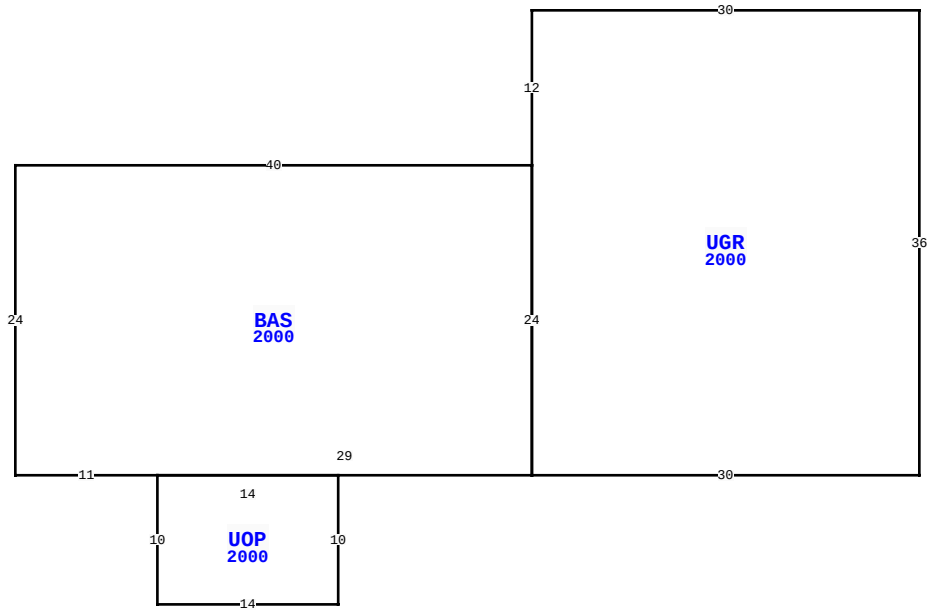
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	960	100	2000	960	44,489
UGR	1,080	45	2000	486	22,523
UOP	140	25	2000	35	1,622
TOTALS	2,180			1,481	68,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,481	122.6000	110.34	163,414	2000	2000	0	0	0	58.00	42.00

1 M/H 94+ 100% - 1995 Heated Area: 960 HX Base Yr 1995



54530 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		68,634
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		76,000
TOTAL MARKET VALUE		144,634
SOH/AGL Deduction		81,123
ASSESSED VALUE		63,511
TOTAL EXEMPTION VALUE	HX HB	38,511
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		144,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,969

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007165	GARAGE	27,000	05/01/2000
MH002990	MH MOVE-ON	0	02/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0864/1303	1/28/1999	WD	U	I	10	6,000
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: NETTLES CARLOS E JR						
0696/0546	1/07/1994	WD	Q	V		12,000
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: NETTLES CARLOS E JR						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2000] W30 S12 BAS=[YR=2000] W40 S24 E11
UOP=[YR=2000] S10 E14 N10 W14 $ E29 N24 $ S24 E30 N36 $.

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	1.52	AC		1.00	1.00	1.00	50,000.00	50,000.00	76,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 1.52 Total Land Value: 76,000 Market: 0 Agricultural: 0 Common: 76,000 PRINTED 07/09/2026 BY SYS