PT OF SE1/4
IN OR 2194/191
ESMT OR 2194/187

COXWELL ELI S & SAMANTHA
54207 CRAVEY RD
CALLAHAN, FL 32011

2026

03-1N-25-0000-0001-0490

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 08

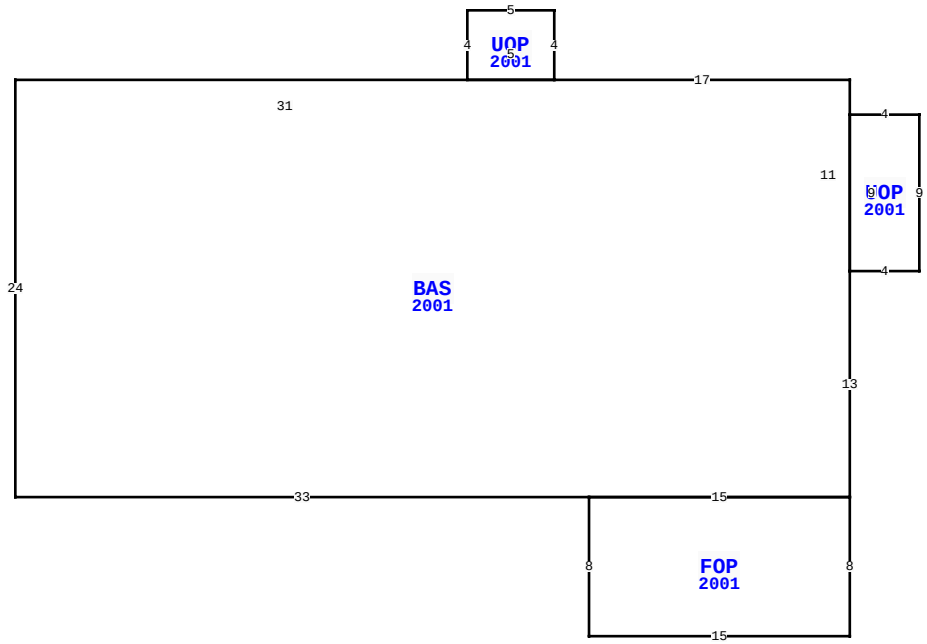
NEIGHBORHOOD/LOC 8024.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2001	1,152	183,483
FOP	120	30	2001	36	5,734
UOP	20	20	2001	4	637
UOP	36	20	2001	7	1,115
TOTALS	1,328			1,199	190,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,199	121.9000	169.44	203,159	2001	2012	0	0	0	6.00	94.00

1 SNGL FAM 100% - 2019 Heated Area: 1152 HX Base Yr 2019



54207 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		190,969
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		240,969
SOH/AGL Deduction		93,437
ASSESSED VALUE		147,532
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		96,121
TOTAL JUST VALUE		240,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B000761	NEW CONSTR	68,400	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/67	8/19/2024	QC	U	I	11	100
GRANTOR: TWELVE OAKS HOLDINGS						
GRANTEE: COXWELL ELI S & SAM						
2194/0191	5/04/2018	WD	Q	I	01	146,800
GRANTOR: PROPPER LOREN RAY & T						
GRANTEE: COXWELL ELI S & SAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W17 UOP=[YR=2001] N4 W5 S4 E5 $ W31 S24 E33
FOP=[YR=2001] S8 E15 N8 W15 $ E15 N13 UOP=[YR=2001] E4 N9
W4 S9 $ N11 $.

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
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