LOT 27 IN SE1/4 OF NW1/4
SUB OF SE1/4 OF NW1/4

PRICE JOAN M L/E/
54676 CRAVEY RD
CALLAHAN, FL 32011

2026

19-2N-25-3020-0027-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

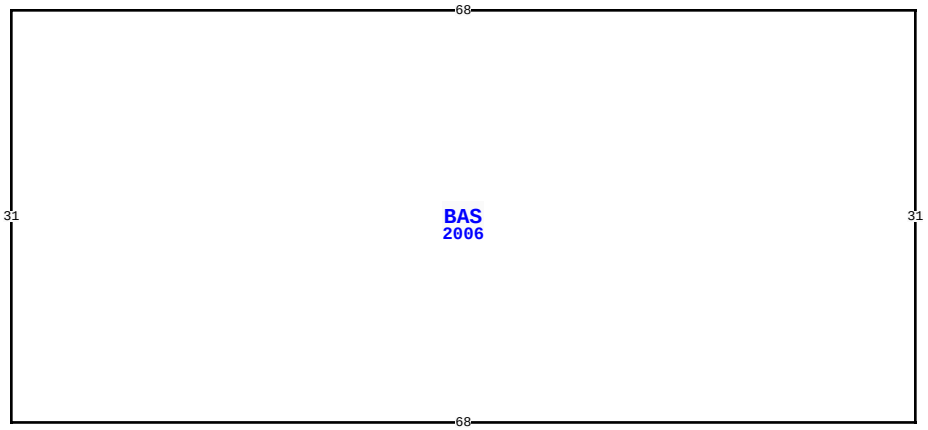
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2006	2,108	126,749
TOTALS	2,108			2,108	126,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	128.4800	115.63	243,748	2005	2005	0	0	0	48.00	52.00

1 M/H 94+ 0% - 0 Heated Area: 2108 HX Base Yr



45095 R JONES RD, CALLAHAN

BLD DATE	04/24/2007	KW	LGL DATE
XF DATE			LAND DATE 05/07/2026 MLU
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	126,749
TOTAL MARKET OB/XF VALUE	3,045
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	184,794
SOH/AGL Deduction	28,489
ASSESSED VALUE	156,305
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,305
TOTAL JUST VALUE	184,794
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	176,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4810	MH MOVE-ON	0	12/07/2006
M12174	MECH OTHER	0	10/01/2006
E17737	ELEC OTHER	0	07/01/2006
M11826	MECH OTHER	0	07/01/2006
P11370	OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2817/979	9/22/2025	LE	U	I	11	100
GRANTOR: PRICE JOAN M L/E						
GRANTEE: SEERING HIBBS KELSE						
2033/0656	3/03/2016	SW	U	I	12	68,000
GRANTOR: GMAT LEGAL TITLE TRUS						
GRANTEE: PRICE JOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W68 S31 E68 N31 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.10	50,000.00	55,000.00	55,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/09/2026 BY SYS