

CREWS ERIC M L/E/
PO BOX 232
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100

2 100
2 100
02 WOOD FRAME 100

1. 1. 100
0 100
00 NONE 100

Quality05 Quality Level 05
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,597	100	1,597	147,157
FEP	200	80	160	14,743
FOP	95	30	28	2,580
FST	60	55	33	3,041

TOTALS1,9521,818167,521

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

010011,818117.7000106.22193,1081990199500013.2586.75

1 SINGLE FAM - 100% - 2023Heated Area: 1597HX Base Yr 2023

The diagram illustrates the building's layout with various areas labeled: FST 1993 (Foundation), FEP 2011 (Foundation Extension), and BAS 1993 (Basement). Dimensions are provided for each section, such as 10x20 for FEP, 10x10 for FST, and 31x32 for BAS.

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE167,521

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET76,500

TOTAL MARKET VALUE244,021

SOH/AGL Deduction0

ASSESSED VALUE244,021

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE194,021

TOTAL JUST VALUE244,021

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE198,749

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2331/0790	12/21/2019	QC	U	I	11	100

GRANTOR: CREWS KENNETH D & KEV

GRANTEE: CREWS ERIC M

2264/09623/25/2019FJU I 110

GRANTOR: JOHNSON LINDA D EST

GRANTEE: JOHNSON KEVIN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 FEP=[YR=2011] N10 W20 S10 E20\$ W31
FST=[YR=1993] W6 S10 E6 N10 \$ S10 W6 N10 W8 S32 E3 D2 R2 E4
U2 R2 E4 FOP=[YR=1993] E19 N5 W19 S5\$ N5 E19 S5 E9 D2 R2
E4 U2 R2 E3 N32\$.

LAND DESCRIPTION

LUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND DATEADJ UNIT PRICE

LAND VALUETHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000007OR0.000.002.55AC1.001.001.0030,000.0030,000.0076,500

REVIEW DATE07/12/2022BYTWA

Total Acres: 2.55Total Land Value: 76,500Market: 0Agricultural: 0Common: 76,500

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