LOT 2
IN OR 633 PG 770
CARDINAL MEADOWS PB 5/236

COLLINS WILLIAM D & SAMANTHA H
24930 CRAWFORD ROAD
CALLAHAN, FL 32011

**2023**

**11-1N-24-0230-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

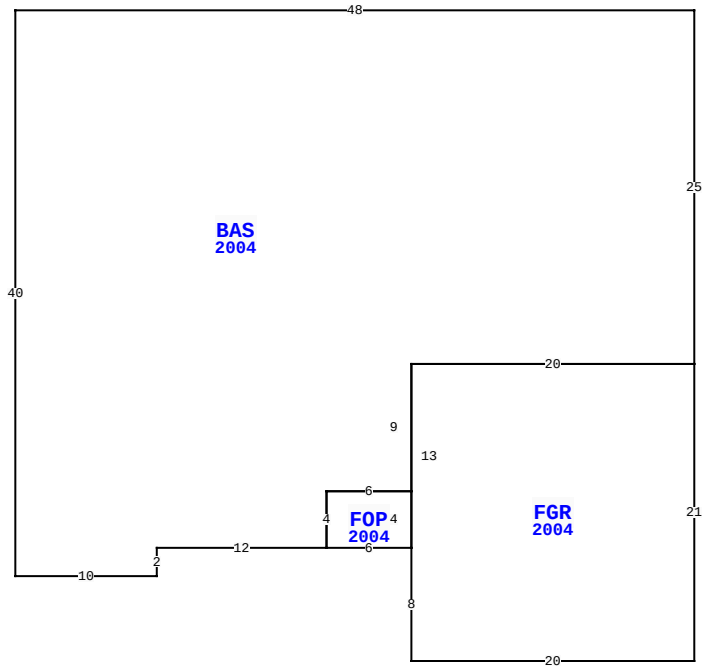
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 01 | Quality Level 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 8005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,560 | 100 | 1,560 | 158,636 |
| FGR | 420 | 55 | 231 | 23,490 |
| FOP | 24 | 30 | 7 | 712 |
| TOTALS | 2,004 | | 1,798 | 182,838 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,798 | 99.0000 | 117.56 | 211,373 | 2004 | 2004 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SNGL FAM – 100% - 0 Heated Area: 1560 HX Base Yr




24930 CRAWFORD RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 182,838 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 30,300 |
| TOTAL MARKET VALUE | | 213,138 |
| SOH/AGL Deduction | | 110,585 |
| ASSESSED VALUE | | 102,553 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 52,553 |
| TOTAL JUST VALUE | | 213,138 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 182,576 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0311965 | NEW CONSTR | 121,327 | 11/01/2003 |
| 8736 | REMODEL | 9,685 | 11/13/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0633/0770 | 8/12/1991 | WD | Q | V | | 10,500 |

GRANTOR: JONES ALLAN W
GRANTEE: COLLINS WM &SAMANTH

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W48 S40 E10 N2 E12 FOP=[YR=2004] E6
FGR=[YR=2004] S8 E20 N21 W20 S13$ N4 W6 S4$ N4 E6 N9 E20 N25$
.

## 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 | 000115 | C | SFR ACRES | 100 | 0006 | OR | 0.00 | 0.00 | 1.01 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,300 | | | | | | | |

REVIEW DATE 06/15/2022 BY TWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS