LOT 3
CASE #2012-58-CP OR 1793/1636
CARDINAL MEADOWS PB 5/236

COLLINS SAMANTHA HENDRIX
24930 CRAWFORD RD
CALLAHAN, FL 32011

2023

11-1N-24-0230-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

24926 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	30,300
TOTAL MARKET VALUE	42,300
SOH/AGL Deduction	8,645
ASSESSED VALUE	33,655
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,655
TOTAL JUST VALUE	42,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P10299	OTHER	0	11/01/2005
B16389	FOUNDATION	1,950	10/01/2005
E16054	ELEC OTHER	0	10/01/2005
M10406	MECH OTHER	0	10/01/2005
MH054698	MH MOVE-ON	0	01/01/2005
8776	MH MOVE-ON	24,500	01/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0632/0529	7/30/1991	WD	Q	V		10,500

GRANTOR: JONES ALLAN W
GRANTEE: HENDRIX SAMUEL & D

BUILDING NOTES

BUILDING DIMENSIONS

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2005	2005	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000102	C	SFR/MH	0	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 09/25/2018 BY TWA Total Acres: 1.01 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 08/02/2023 BY SYS