PT OF LOT 16
INOR 2155/1156 BEING TRACT "D"
TOWN OF CRAWFORD S/D OF

FLORIDA POWER & LIGHT COMPANY
700 UNIVERSE BLVD (CRE/JB)
JUNO BEACH, FL 33408

2023

11-1N-24-2180-0016-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4001	V IN 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

447415 US HWY 301, 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	26,100
TOTAL MARKET VALUE	38,100
SOH/AGL Deduction	18,261
ASSESSED VALUE	19,839
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,839
TOTAL JUST VALUE	38,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3588	N/A	9,800	08/29/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/1156	10/30/2017	SW	U	I	11	100
GRANTOR: DOUBLE HOOK REALTY LL						
GRANTEE: FLORIDA POWER & LIG						
2145/0149	9/07/2017	QC	U	I	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: DOUBLE HOOK REALTY						

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
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1986	1986	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	000001	C	V RS W/XFOB	0	0004	ILW	0.00	0.00	0.87	AC		1.00	1.00	1.00	30,000.00	30,000.00	26,100							

REVIEW DATE 04/22/2022 BY TWA Total Acres: 0.87 Total Land Value: 26,100 Market: 0 Agricultural: 0 Common: 26,100 PRINTED 08/02/2023 BY SYS