

PT LOT 25 TOWN OF CRAWFORD
S/D SEC 11-1N-24E UNR & PT SE1/4
10-1N-24E IN OR 2645/1535

TOWN OF CALLAHAN
542300 US HWY 1
CALLAHAN, FL 32011

2023

11-1N-24-2180-0025-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																						
ELEMENT	CD	CONSTRUCTION			TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																						
																	VALUATION BY STANDARD																						
																	Tax Group: 6						Tax Dist:																
																	BUILDING MARKET VALUE						0																
																	TOTAL MARKET OB/XF VALUE						0																
																	TOTAL LAND VALUE - MARKET						97,370																
																	TOTAL MARKET VALUE						97,370																
																	SOH/AGL Deduction						58,486																
																	ASSESSED VALUE						38,884																
																	TOTAL EXEMPTION VALUE						04 38,884																
																	BASE TAXABLE VALUE						0																
DOR CODE					8900 MUNICIPAL																																		
MAP NUM												MKT AREA 08																											
NEIGHBORHOOD/LOC					8001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					WOODS LN, CALLAHAN																																		
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	008900	C	MUNICIPAL	0		IP	0.00	0.00	7.49	AC		1.00	1.00	1.00	13,000.00	13,000.00	97,370																						
REVIEW DATE 02/16/2022					BY RDC					Total Acres: 7.49					Total Land Value: 97,370					Market: 0					Agricultural: 0					Common: 97,370					PRINTED 08/02/2023 BY SYS				