PT OF LOTS 55 & 56 (S-5)
IN OR 1877/143
TOWN OF CRAWFORD

REWIS TABITHA C
24910 CRAWFORD ROAD
CALLAHAN, FL 32011

2023

11-1N-24-2180-0055-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

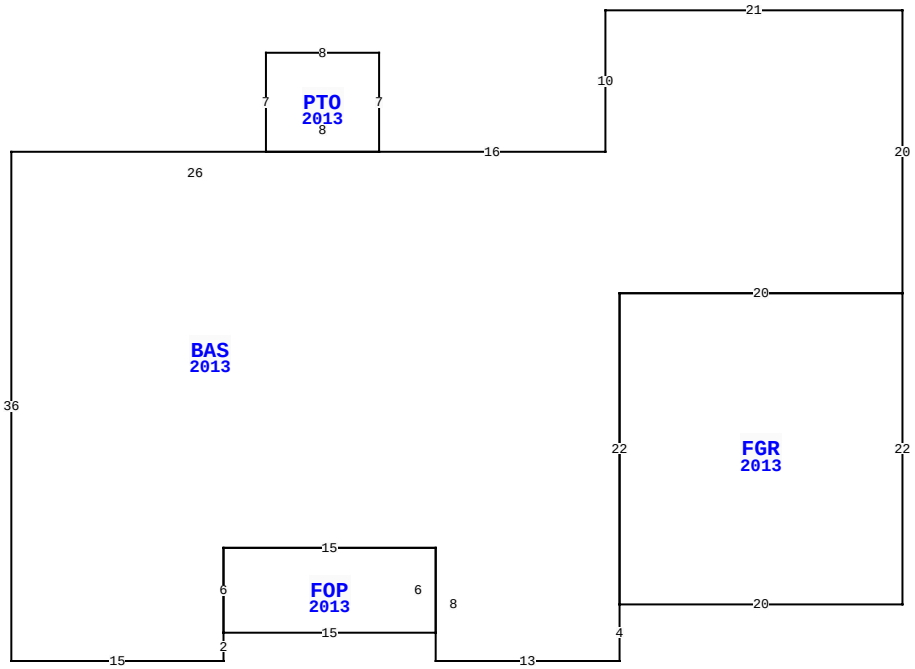
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,838	100	1,838	195,112
FGR	440	55	242	25,689
FOP	90	30	27	2,866
PTO	56	5	3	319
TOTALS	2,424		2,110	223,986

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,110	125.7732	113.51	239,506	2013	2013	0	0	0	6.48	93.52

2 SINGLE FAM – 100% - 2005 Heated Area: 1838 HX Base Yr 2005



24910 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		223,986
TOTAL MARKET OB/XF VALUE		5,050
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		266,536
SOH/AGL Deduction		124,952
ASSESSED VALUE		141,584
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		91,584
TOTAL JUST VALUE		266,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,119

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327369	CO ISSUED	0	09/12/2013
B27369	NEW CONSTR	211,922	06/01/2013
W04241	NEW CONSTR	0	02/02/2004
MH044426	MH MOVE-ON	0	01/06/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2233/1667	10/18/2018	WD	U	I	11	100
GRANTOR: STARLING DONNIE R & L						
GRANTEE: CLAYTON TABITHA REW						
2233/1663	10/31/2018	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: REWIS TABITHA C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W21 S10 W16 PTO=[YR=2013] N7 W8 S7 E8$ W26 S36 E15 N2 FOP=[YR=2013] E15 N6 W15 S6$ N6 E15 S8 E13 N4 FGR=[YR=2013] E20 N22 W20 S22$ N22 E20 N20$.

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
1	0812	CONCRETE C	0	100	0	0	1,329.00	SF	4.00	4.00	100	2013	2013	3	95	5,050	

LAND DESCRIPTION

TOTAL OB/XF 5,050

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00	37,500							

REVIEW DATE 09/25/2018 BY TWA Total Acres: 1.25 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS