PT OF LOT 56 2003 DW/MH KING
IN OR 1701/1361
TOWN OF CRAWFORD

MONCADA RICHARD ASHLEY
24904 CRAWFORD ROAD
CALLAHAN, FL 32011

2023

11-1N-24-2180-0056-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	03	Quality Level 03

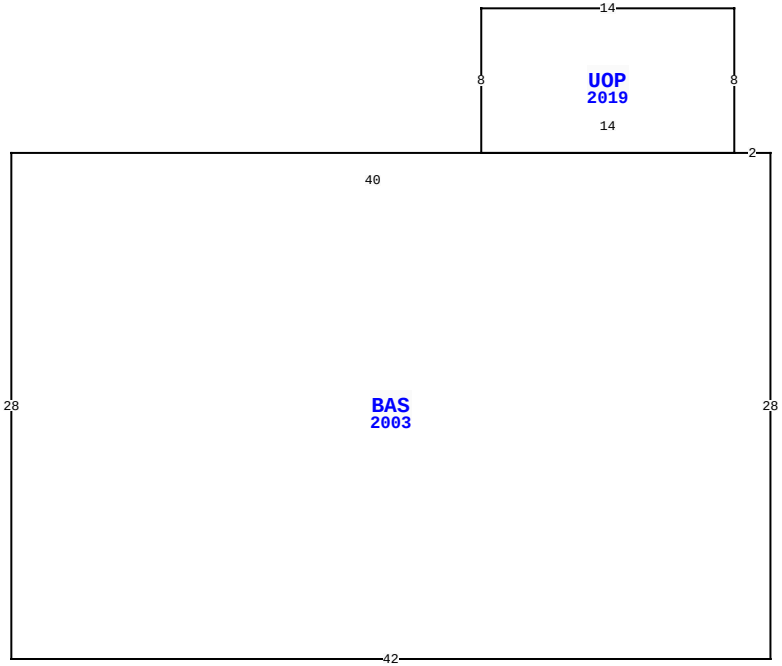
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	52,276
UOP	112	25	28	1,245
TOTALS	1,288		1,204	53,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,204	117.6000	82.32	99,113	2003	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2011 Heated Area: 1176 HX Base Yr 2011



24904 CRAWFORD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		53,521
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		37,500
TOTAL MARKET VALUE		91,021
SOH/AGL Deduction		40,330
ASSESSED VALUE		50,691
TOTAL EXEMPTION VALUE	HX HB	25,691
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		91,021
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1877/0144	8/22/2013	QC	U	I	11	100
GRANTOR: CLAYTON TABITHA REWIS						
GRANTEE: MONCADA RICHARD ASH						
1701/1361	9/24/2010	WD	U	I	11	29,000
GRANTOR: DONOVAN SHAUN OF SECR						
GRANTEE: MONCADA RICHARD ASH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 UOP=[YR=2019] N8 W14 S8 E14$ W40 S28 E42 N28$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 05/05/2020 BY TWA Total Acres: 1.25 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500 PRINTED 08/02/2023 BY SYS