PT LOT 1191
IN OR 2311/710
TOWN OF CRAWFORD SUB

STILLWELL JOSEPH E/AARON RACHEL
36100 SAGEBRUSH LANE
CALLAHAN, FL 32011

2023

14-1N-24-2180-1191-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	01	Quality Level 01

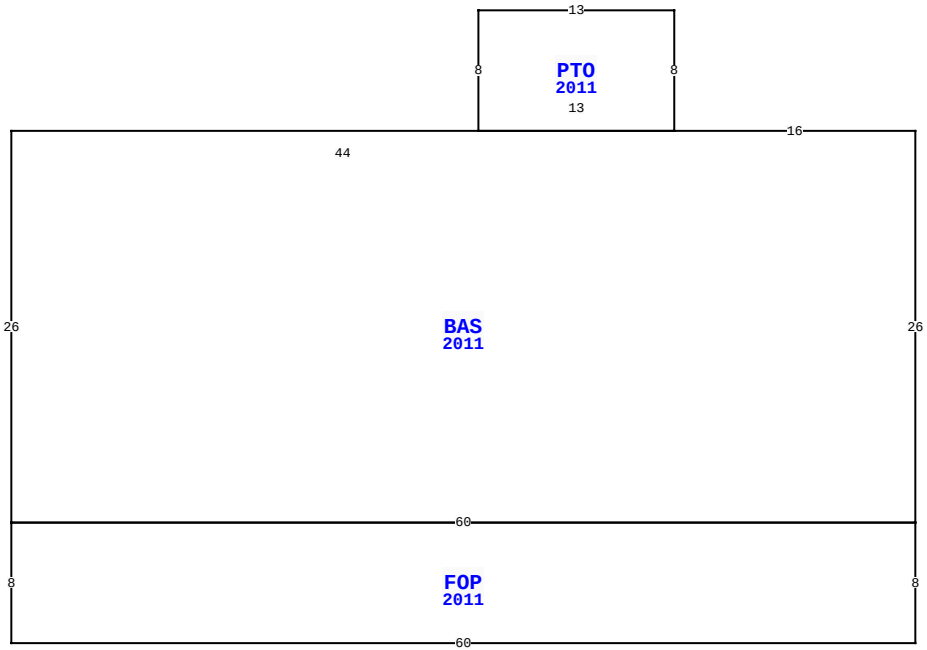
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	187,433
FOP	480	30	144	17,301
PTO	104	5	5	601
TOTALS	2,144		1,709	205,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,709	103.7700	123.23	210,600	2011	2016	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2020 Heated Area: 1560 HX Base Yr 2020



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

36100 SAGEBRUSH LN, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		205,335
TOTAL MARKET OB/XF VALUE		3,836
TOTAL LAND VALUE - MARKET		82,880
TOTAL MARKET VALUE		292,051
SOH/AGL Deduction		111,053
ASSESSED VALUE		180,998
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		130,998
TOTAL JUST VALUE		292,051
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25886	CO ISSUED	0	06/18/2012
E24929	NEW CONSTR	0	04/01/2012
M17111	H/AC	0	04/01/2012
P15846	NEW CONSTR	0	04/01/2012
C24521	CO ISSUED	0	07/06/2011
M16130	H/AC	0	04/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2311/0710	10/01/2019	WD	Q	I	01	250,000
GRANTOR: HODGES JOHN F & BRITT						
GRANTEE: STILLWELL JOSEPH E						
2141/0996	7/28/2017	WD	Q	I	01	160,000
GRANTOR: CHURCH JOSEPH R & KIM						
GRANTEE: HODGES JOHN FRAZIER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W16 PTO=[YR=2011] N8 W13 S8 E13$ W44 S26
FOP=[YR=2011] S8 E60 N8 W60$ E60 N26$.

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	0811	CONCRETE B	0	100	25	18	450.00	SF	5.20	5.20	100	2011	2011	3	93	2,176	
2	0811	CONCRETE B	0	100	20	21	420.00	SF	4.16	4.16	100	2013	2013	3	95	1,660	

LAND DESCRIPTION

TOTAL OB/XF 3,836

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	0005	OR	0.00	0.00	5.18	AC		1.00	1.00	1.00	16,000.00	16,000.00	82,880							

REVIEW DATE 01/03/2020 BY TW Total Acres: 5.18 Total Land Value: 82,880 Market: 0 Agricultural: 0 Common: 82,880 PRINTED 08/02/2023 BY SYS