

PT LOT 1191
BEING PARCEL 1 IN OR 2536/629
TOWN OF CRAWFORD SUB

CARTER ADAM & MORGAN N
33350 CRIPPLE HORSE TRAIL
CALLAHAN, FL 32011

2023

14-1N-24-2180-1191-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 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	0 100
Occupancy	00	NONE 100

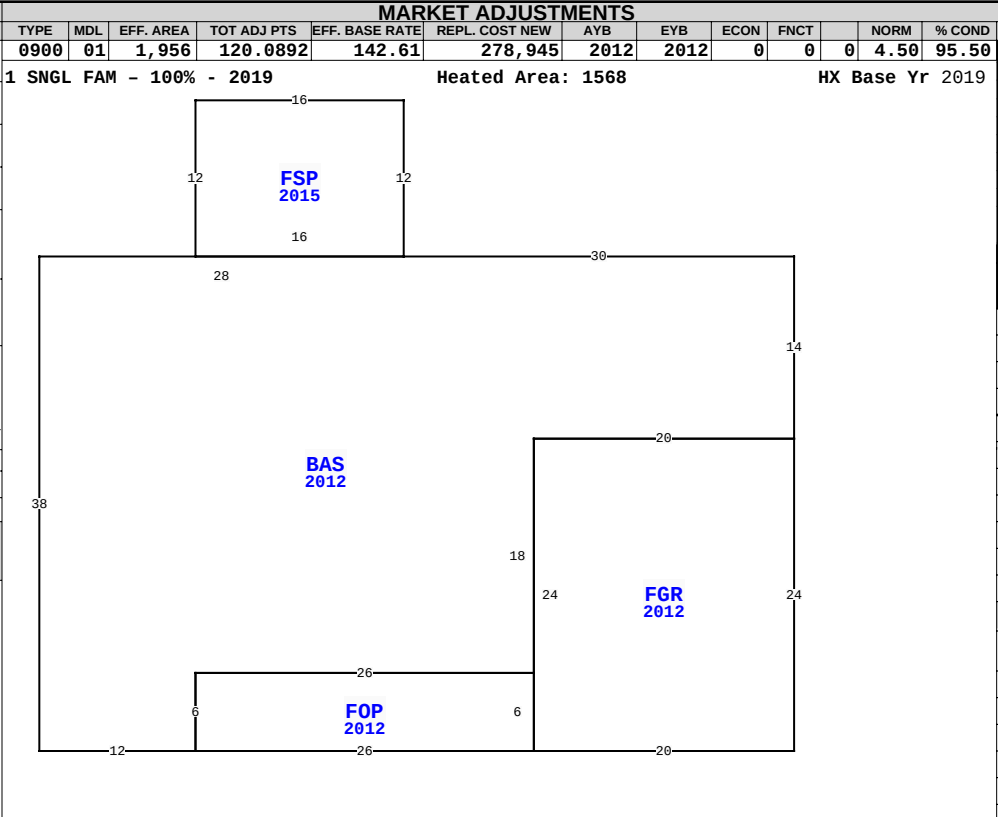
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	1,568	213,549
FGR	480	55	264	35,955
FOP	156	30	47	6,401
FSP	192	40	77	10,487

TOTALS	2,396	1,956	266,392
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	1242	WD DECK A	0 100	32	8	256.00	SF	10.00	10.00	100	2015
2	0811	CONCRETE B	0 100	0	0	816.00	SF	5.20	5.20	100	2012

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100			0.00	0.00	4.57	AC	1.00



33350 CRIPPLE HORSE TRL, CALLAHAN	BLD DATE	LGL DATE	05/18/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	1242	WD DECK A	0 100	32	8	256.00	SF	10.00	10.00	100	2015	2015	3	74	1,894	
2	0811	CONCRETE B	0 100	0	0	816.00	SF	5.20	5.20	100	2012	2012	3	94	3,989	

TOTAL OB/XF												5,883				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000115	C	SFR ACRES	100			0.00	0.00	4.57	AC	1.00	1.00	1.00	18,000.00	18,000.00	82,260

NASSAU COUNTY PROPERTY												PAGE 1 of 1				6
VALUATION SUMMARY												STANDARD				
VALUATION BY												Tax Group: 6				
BUILDING MARKET VALUE												Tax Dist:				266,392
TOTAL MARKET OB/XF VALUE																5,883
TOTAL LAND VALUE - MARKET																82,260
TOTAL MARKET VALUE																354,535
SOH/AGL Deduction																144,812
ASSESSED VALUE																209,723
TOTAL EXEMPTION VALUE												HX HB				50,000
BASE TAXABLE VALUE																159,723
TOTAL JUST VALUE																354,535
NCON VALUE																0
INCOME VALUE																
PREVIOUS YEAR MKT VALUE																275,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2536/0629	1/21/2022	QC	U	I	11	100			
GRANTOR: CARTER ADAM & MORGAN									
GRANTEE: CARTER ADAM & MORGAN									
2223/0271	6/06/2018	WD	U	I	11	100			
GRANTOR: CHURCH KIM									
GRANTEE: CARTER ADAM									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2012] W30 FSP=[YR=2015] N12 W16 S12 E16\$ W28 S38 E12 FOP=[YR=2012] E26 FGR=[YR=2012] E20 N24 W20 S24\$ N6 W26 S6\$ N6 E26 N18 E20 N14\$.											