PT OF LOTS 1242 & 1243
IN OR 1893/621 & PT OF
ST'S ABND BY RES 1988-66 IN

CRAWFORD RIDGE LLC
PO BOX 1694
CALLAHAN, FL 32011

2023

15-1N-24-2180-1242-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9400	RIGHTS-OF-WAY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

WELCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	07/26/2016 MF
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	182
TOTAL MARKET VALUE	182
SOH/AGL Deduction	0
ASSESSED VALUE	182
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	182
TOTAL JUST VALUE	182
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1893/0621	12/11/2013	WD	Q	V	01	350,000

GRANTOR: TUPELO PLANTATION LLC

GRANTEE: CRAWFORD RIDGE LLC

BUILDING NOTES

BUILDING DIMENSIONS

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	009400	C	RIGHTOFWAY	0			0.00	0.00	1.82	AC		1.00	1.00	1.00	100.00	100.00	182							

REVIEW DATE 06/08/2021 BY TWA Total Acres: 1.82 Total Land Value: 182 Market: 0 Agricultural: 0 Common: 182 PRINTED 08/02/2023 BY SYS