LOT 1272
ESMT PT OR 1541/1242
TOWN OF CRAWFORD

MERRITT WILLIAM & LINDSEY
33163 CRIPPLE HORSE TRL
CALLAHAN, FL 32011

2023

23-1N-24-2180-1272-0000

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 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

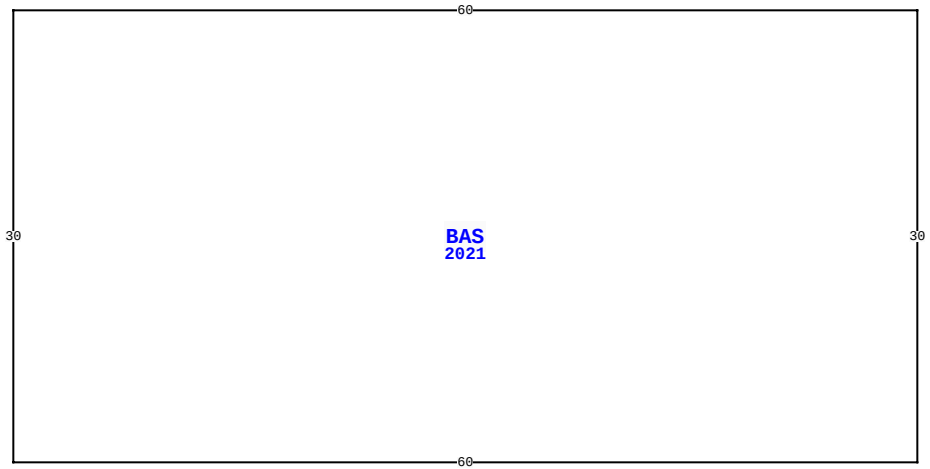
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	1,800	145,197
TOTALS	1,800		1,800	145,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	116.4000	81.48	146,664	2021	2021	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2022 Heated Area: 1800 HX Base Yr 2022



33163 CRIPPLE HORSE TR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		145,197
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		305,197
SOH/AGL Deduction		100,867
ASSESSED VALUE		204,330
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,330
TOTAL JUST VALUE		305,197
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000464	CO ISSUED	0	01/19/2021
20010791	MH MOVE-ON	0	11/05/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2391/0949	8/14/2020	WD	Q	V	01	109,000
GRANTOR: CROTTY ROBERT W						
GRANTEE: MERRITT WILLIAM & L						
2255/1531	2/15/2019	WD	Q	V	02	80,000
GRANTOR: GREEN ALBERT E JR & L						
GRANTEE: CROTTY ROBERT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S30 E60 N30$.

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		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 02/05/2021 BY TW Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS