

PT E1/2 OF NW1/4 & PT NW1/4
OF NE1/4 PT OR 2490/786
LYING WEST OF OR 2463/147

CRAWFORD PEGGY ANN L/E/
56001 BOGGY TRAIL
CALLAHAN, FL 32011

2023

34-3N-25-0000-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

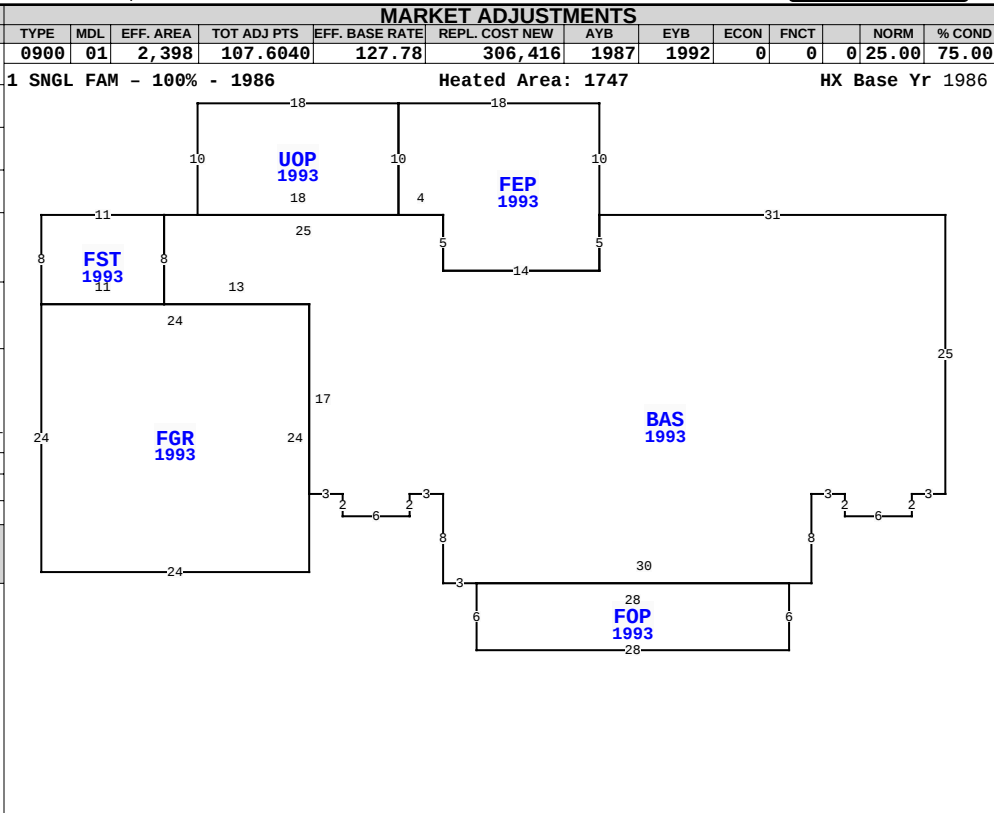
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,747	100	1,747	167,424
FEP	250	80	200	19,167
FGR	576	55	317	30,380
FOP	168	30	50	4,792
FST	88	55	48	4,600
UOP	180	20	36	3,450

TOTALS	3,009		2,398	229,812
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	940.00	SF	6.50	6.50	
2	0940	SHEDS/PORT	0	100	16	10	160.00	SF	18.00	18.00	
5	0100	BAR-B-Q	0	100	0	0	1.00	UT	200.00	200.00	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	
9	0811	CONCRETE B	0	100	21	28	588.00	SF	5.20	5.20	
10	0810	CONCRETE A	0	100	33	4	132.00	SF	6.50	6.50	
11	0940	SHEDS/PORT	0	0	12	10	120.00	SF	20.10	20.10	
12	0511	GARAGE CB-	0	100	26	26	676.00	SF	24.00	24.00	
13	0680	POLE SHED	0	100	95	26	2,470.00	SF	5.00	5.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	17.26	AC	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF											
16,045											

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	229,812		
TOTAL MARKET OB/XF VALUE	25,229		
TOTAL LAND VALUE - MARKET	241,640		
TOTAL MARKET VALUE	496,681		
SOH/AGL Deduction	197,810		
ASSESSED VALUE	298,871		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	243,871		
TOTAL JUST VALUE	496,681		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	293,328		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2594/1344	10/04/2022	LE	U	I	11
GRANTOR: CRAWFORD PEGGY ANN					
GRANTEE: BARNETT JOY LYNN &					
2490/0786	8/24/2021	TD	U	I	11
GRANTOR: CRAWFORD FAMILY REVOC					
GRANTEE: CRAWFORD PEGGY ANN					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W31 FEP=[YR=1993] N10W18 UOP=[YR=1993] W18 S10 E18 N10 \$ S10 E4 S5 E14 N5 \$ S5 W14 N5 W25 FST=[YR=1993] W11 S8 FGR=[YR=1993] S24 E24 N24 W24 \$ E11 N8 \$ S8 E13 S17 E3 S2 E6 N2 E3 S8 E3 FOP=[YR=1993] S6 E28 N6 W28 \$ E30 N8 E3 S2 E6 N2 E3 N25 \$.											

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