LOTS 1357 1358 & PT OF LOTS
1326 1341 1342 1343 1356
TOWN OF CRAWFORD S/D OF

FLORIDA POWER & LIGHT COMPANY
PROPERTY TAX DEPARTMENT, 700 UNIVERSE BLVD PSX/JB
JUNO BEACH, FL 33408

2024

02-1N-24-2180-1357-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	4000	VACANT INDUSTRIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

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

OLD BALDWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	02/16/2022 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	532,571
TOTAL LAND VALUE - MARKET	6,578,030
TOTAL MARKET VALUE	7,110,601
SOH/AGL Deduction	3,386,313
ASSESSED VALUE	3,724,288
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,724,288
TOTAL JUST VALUE	7,110,601
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	7,116,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2155/1156	10/30/2017	SW	U	V	11	100
GRANTOR: DOUBLE HOOK REALTY LL						
GRANTEE: FLORIDA POWER & LIG						
2145/0149	9/07/2017	QC	U	V	11	100
GRANTOR: RAYONIER FOREST RESOU						
GRANTEE: DOUBLE HOOK REALTY						

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
1	0424	CL FNC 6'	0	0	0	0	27,102.00	LF	20.00	20.00	100	2021	2021	3	98	531,199	
2	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2021	2021	3	98	1,372	

LAND DESCRIPTION

TOTAL OB/XF 532,571

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	004000	C	VAC INDUSTIR	0		IP	0.00	0.00	490.56	AC		1.00	1.00	1.00	13,000.00	13,000.00	6,377,280							
2	009630	C	SWAMP	0		IP	0.00	0.00	401.50	AC		1.00	1.00	1.00	500.00	500.00	200,750							

REVIEW DATE 02/16/2022 BY RDC Total Acres: 892.06 Total Land Value: 6,578,030 Market: 0 Agricultural: 0 Common: 6,578,030 PRINTED 08/06/2024 BY SYS