

PT LOT 25 TOWN OF CRAWFORD  
S/D SEC 11-1N-24E UNR & PT SE1/4  
10-1N-24E IN OR 2645/1535

TOWN OF CALLAHAN  
542300 US HWY 1  
CALLAHAN, FL 32011

2024

11-1N-24-2180-0025-0010



| BUILDING CHARACTERISTICS      |                  |              |                      |                      | MARKET ADJUSTMENTS |          |           |                |                |                          |             |           |        |                 |            |                | NASSAU COUNTY PROPERTY    |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|-------------------------------|------------------|--------------|----------------------|----------------------|--------------------|----------|-----------|----------------|----------------|--------------------------|-------------|-----------|--------|-----------------|------------|----------------|---------------------------|-----------------------------|------|-----------------|------|-----|-----------|--------|----------------|--|--|--|--------|---------------------------|--|--|--|--|
| ELEMENT                       | CD               | CONSTRUCTION |                      |                      | TYPE               | MDL      | EFF. AREA | TOT ADJ PTS    | EFF. BASE RATE | REPL. COST NEW           | AYB         | EYB       | ECON   | FNCT            | NORM       | % COND         | PAGE 1 of 1 6             |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | VALUATION BY STANDARD     |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | Tax Group: 6              |                             |      |                 |      |     | Tax Dist: |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | BUILDING MARKET VALUE     |                             |      |                 |      |     |           |        |                |  |  |  | 0      |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | TOTAL MARKET OB/XF VALUE  |                             |      |                 |      |     |           |        |                |  |  |  | 0      |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | TOTAL LAND VALUE - MARKET |                             |      |                 |      |     |           |        |                |  |  |  | 97,370 |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | TOTAL MARKET VALUE        |                             |      |                 |      |     |           |        |                |  |  |  | 97,370 |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | SOH/AGL Deduction         |                             |      |                 |      |     |           |        |                |  |  |  | 54,598 |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | ASSESSED VALUE            |                             |      |                 |      |     |           |        |                |  |  |  | 42,772 |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | TOTAL EXEMPTION VALUE     |                             |      |                 |      |     | 04        |        |                |  |  |  | 42,772 |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | BASE TAXABLE VALUE        |                             |      |                 |      |     |           |        |                |  |  |  | 0      |                           |  |  |  |  |
| DOR CODE                      |                  |              |                      |                      | 8900 MUNICIPAL     |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
| MAP NUM                       |                  |              |                      |                      |                    |          |           |                |                |                          |             | MKT AREA  |        |                 |            |                | 08                        |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
| NEIGHBORHOOD/LOC              |                  |              |                      |                      | 8001.00            |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
| AREA TYPE                     | TOTAL GROSS AREA | PCT OF BASE  | TOT ADJ AREA         | SUBAREA MARKET VALUE |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
| TOTALS                        |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
| EXTRA FEATURES                |                  |              |                      |                      | WOODS LN, CALLAHAN |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
| 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      |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
| LAND DESCRIPTION              |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                | TOTAL OB/XF 0             |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
| L N                           | USE CODE         | CLS          | LAND USE DESCRIPTION | CAP                  | R D                | LOC ZONE | FRONT     | DEPTH          | TOT LND UTS    | UNIT TYPE                | D T         | DPTH FACT | % COND | TOT ADJ         | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE                | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY         | DECL | FRZ | YR        | CONSRV |                |  |  |  |        |                           |  |  |  |  |
| 1                             | 008900           | C            | MUNICIPAL            | 0                    |                    | IP       | 0.00      | 0.00           | 7.49           | AC                       |             | 1.00      | 1.00   | 1.00            | 13,000.00  | 13,000.00      | 97,370                    |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
|                               |                  |              |                      |                      |                    |          |           |                |                |                          |             |           |        |                 |            |                |                           |                             |      |                 |      |     |           |        |                |  |  |  |        |                           |  |  |  |  |
| REVIEW DATE 02/16/2022 BY RDC |                  |              |                      |                      | Total Acres: 7.49  |          |           |                |                | Total Land Value: 97,370 |             |           |        |                 | Market: 0  |                |                           |                             |      | Agricultural: 0 |      |     |           |        | Common: 97,370 |  |  |  |        | PRINTED 08/06/2024 BY SYS |  |  |  |  |