

PT LOTS 36 & 45
IN OR 470/274 BEING ONLY PARCEL
TOWN OF CRAWFORD

LAKHAN ANDREW L/ARMOGAN SHYRAZ ET AL
447063 US HWY 301
CALLAHAN, FL 32011

2024

11-1N-24-2180-0036-0010



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						108,300					
																	TOTAL MARKET VALUE						2,366					
																	SOH/AGL Deduction						0					
																	ASSESSED VALUE						2,366					
																	TOTAL EXEMPTION VALUE						0					
																	BASE TAXABLE VALUE						2,366					
DOR CODE					5600TIMBERLAND 70-79																							
MAP NUM												MKT AREA 09																
NEIGHBORHOOD/LOC					8005.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
TOTALS																												
EXTRA FEATURES					US HWY 301, 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	005600	A	TIMBER 3 SI	0		CI	0.00	0.00	5.70	AC		1.00	1.00	1.00	415.00	415.00	2,366											
2	009910	M	MKT.VAL.AG	0		CI	0.00	0.00	5.70	AC		1.00	1.00	1.00	19,000.00	19,000.00	108,300											
REVIEW DATE 03/21/2024 BY DC																	Total Acres: 5.70 Total Land Value: 2,366 Market: 108,300 Agricultural: 2,366 Common: 0 PRINTED 08/06/2024 BY SYS											