PT OF LOTS 43 & 53 (S-3)
IN OR 2707/1028
TOWN OF CRAWFORD S/D IN

GEETUS LLC
34665 MITIGATION TRL
CALLAHAN, FL 32011

2024

11-1N-24-2180-0043-0010

BUILDING CHARACTERISTICS

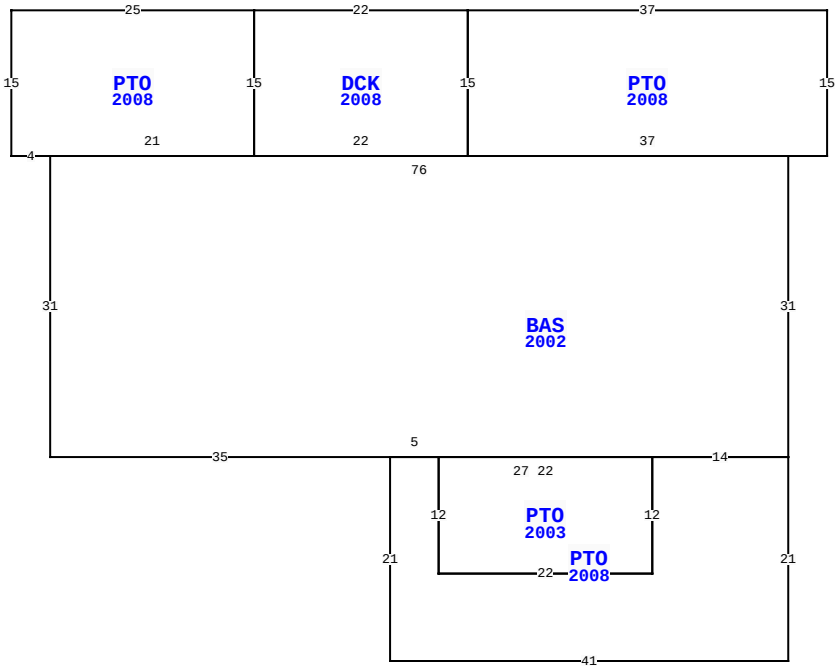
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,620	100	2,620	137,248
DCK	330	15	50	2,619
PTO	264	5	13	681
PTO	375	5	19	995
PTO	555	5	28	1,467
PTO	861	5	43	2,253
TOTALS	5,005		2,773	145,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,773	151.8400	113.88	315,789	2000	2000	0	0	0	54.00	46.00

1 M/H 94+ – 0% - 0 Heated Area: 2620 HX Base Yr



24966 CRAWFORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	151,185
TOTAL MARKET OB/XF VALUE	10,240
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	211,825
SOH/AGL Deduction	16,556
ASSESSED VALUE	195,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	195,269
TOTAL JUST VALUE	211,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21005	ADDITION	10,560	01/01/2008
R10987	REPAIR/RRF	400	01/01/2008
R046016	REPAIR/RRF	1,000	01/04/2004
MH003018	MH MOVE-ON	0	03/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2707/1028	4/12/2024	WD	Q	I	01	150,000
GRANTOR: ZAKRZEWSKI RANDY J &						
GRANTEE: GEETUS LLC						
1487/1571	3/26/2007	WD	U	I	07	100
GRANTOR: RAHIM ARAF & RAMENI						
GRANTEE: ZAKRZEWSKI RANDY J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W37 DCK=[YR=2008] W22 PTO=[YR=2008] W25 S15 E4 BAS=[YR=2002] S31 E35 PTO=[YR=2008] S21 E41 N21W14 PTO=[YR=2003] S12 W22 N12 E22$ W27$ E5 S12 E22 N12 E14 N31 W76$ E21 N15$ S15 E22 N15$ S15 E37 N15$.

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	0940	SHEDS/PORT	0	0	12	10	120.00	SF	20.10	20.10	100	2000	2000	3	20	482	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
3	0464	FNC GT 10'	0	0	0	0	1.00	UT	525.00	525.00	100	2002	2002	3	58	305	
4	0462	ST/AL FNC	0	0	222	5	1,110.00	SF	10.00	10.00	100	2002	2002	3	30	3,330	
5	0810	CONCRETE A	0	0	0	0	460.00	SF	6.50	6.50	100	2003	2003	3	83	2,482	
6	1123	CB 8"	0	0	0	0	256.00	SF	3.08	3.08	100	2008	2008	3	89	701	

LAND DESCRIPTION

TOTAL OB/XF 10,240

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	0	0006	OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	50,400							

REVIEW DATE 01/29/2019 BY TWA Total Acres: 1.68 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/06/2024 BY SYS

PT OF LOTS 43 & 53 (S-3)
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TOWN OF CRAWFORD S/D IN

GEETUS LLC
34665 MITIGATION TRL
CALLAHAN, FL 32011

2024

11-1N-24-2180-0043-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

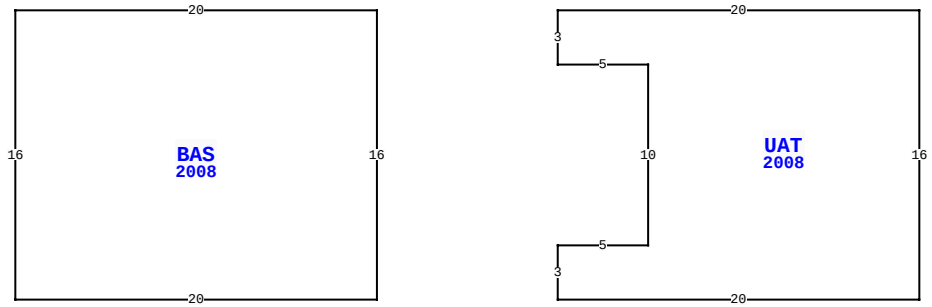
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 60
Interior Wall	01	MINIMUM 40
Interior Floo	02	MIN PLYWD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	320	5,461
UAT	270	10	27	461
TOTALS	590		347	5,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	347	60.9400	21.33	7,402	2008	2008	0	0	0	20.00	80.00

2 GARAGE RES – 0% - 0 Heated Area: 320 HX Base Yr



24966 CRAWFORD RD, CALLAHAN

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TOTAL JUST VALUE	211,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	208,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: GEETUS LLC						
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GRANTOR: RAHIM ARAF & RAMENI						
GRANTEE: ZAKRZEWSKI RANDY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 S16 E20 N16$ PTR= E10 UAT=[YR=2008] E20 S16 W20 N3 E5 N10 W5 N3$W10$.

EXTRA FEATURES

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

REVIEW DATE 01/29/2019 BY TWA Total Acres: 1.68 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/06/2024 BY SYS