PT OF LOT 44 (S-2)
IN OR 2327/712
TOWN OF CRAWFORD

BARTHELEMY GERALD & JUDY
24978 CRAWFORD ROAD
CALLAHAN, FL 32011

2024

11-1N-24-2180-0044-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

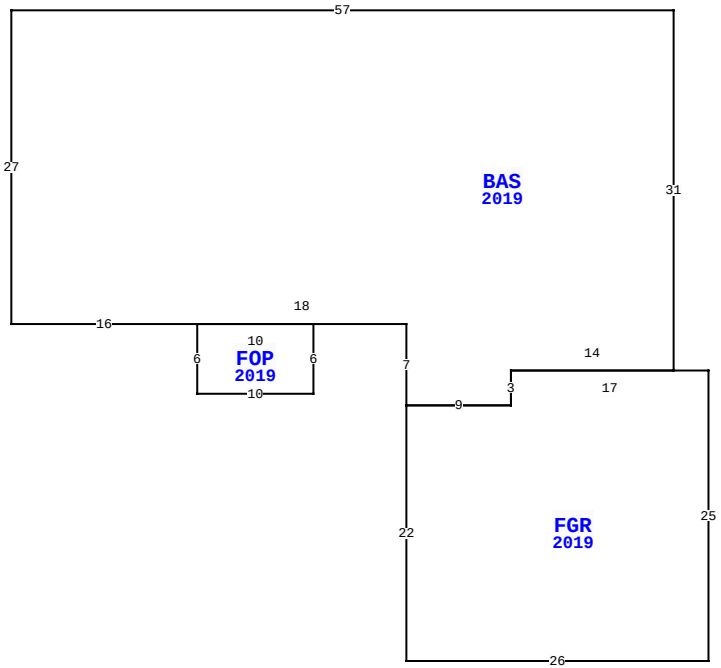
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100	1,658	217,983
FGR	623	55	343	45,096
FOP	60	30	18	2,367
TOTALS	2,341		2,019	265,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,019	107.6040	134.50	271,556	2020	2020	0	0	0	2.25	97.75

1 SNGL FAM – 100% - 2021 Heated Area: 1658 HX Base Yr 2021



24978 CRAWFORD RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,446
TOTAL MARKET OB/XF VALUE		24,892
TOTAL LAND VALUE - MARKET		41,400
TOTAL MARKET VALUE		331,738
SOH/AGL Deduction		45,457
ASSESSED VALUE		286,281
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		231,281
TOTAL JUST VALUE		331,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,896

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006884	XFOB	28,980	08/04/2020
20000909	CO ISSUED	0	03/18/2020
19008288	NEW CONSTR	226,125	08/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2327/0712	12/23/2019	WD	Q	I	01	254,000
GRANTOR: BISHOP DAVID W JR & C						
GRANTEE: BARTHELEMY GERALD &						
2262/0251	3/11/2019	WD	Q	V	01	27,500
GRANTOR: WASDIN HIRAM F & CARO						
GRANTEE: BISHOP DAVID W JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W57 S27 E16 FOP=[YR=2019] S6 E10 N6 W10$ E18 S7
FGR=[YR=2019] S22 E26 N25 W17 S3 W9$ E9 N3 E14 N31$.

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	0812	CONCRETE C	0	100	0	0	2,610.00	SF	4.00	4.00	100	2020	2020	3	99	10,336	
2	0350	CARPORT WD	0	100	48	24	1,152.00	SF	9.36	9.36	100	2020	2020	3	90	9,704	
3	0350	CARPORT WD	0	100	48	12	576.00	SF	9.36	9.36	100	2020	2020	3	90	4,852	

LAND DESCRIPTION

TOTAL OB/XF 24,892

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	100		OR	0.00	0.00	1.38	AC		1.00	1.00	1.00	30,000.00	30,000.00	41,400							

REVIEW DATE 07/14/2021 BY KBA Total Acres: 1.38 Total Land Value: 41,400 Market: 0 Agricultural: 0 Common: 41,400 PRINTED 08/06/2024 BY SYS