PT OF LOTS 53 & 54
IN OR 1320/411
TOWN OF CRAWFORD S/D IN

JEEBOO RANDOLPH A & FARIDA
PO BOX 2002
CALLAHAN, FL 32011-2002

2024

11-1N-24-2180-0053-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

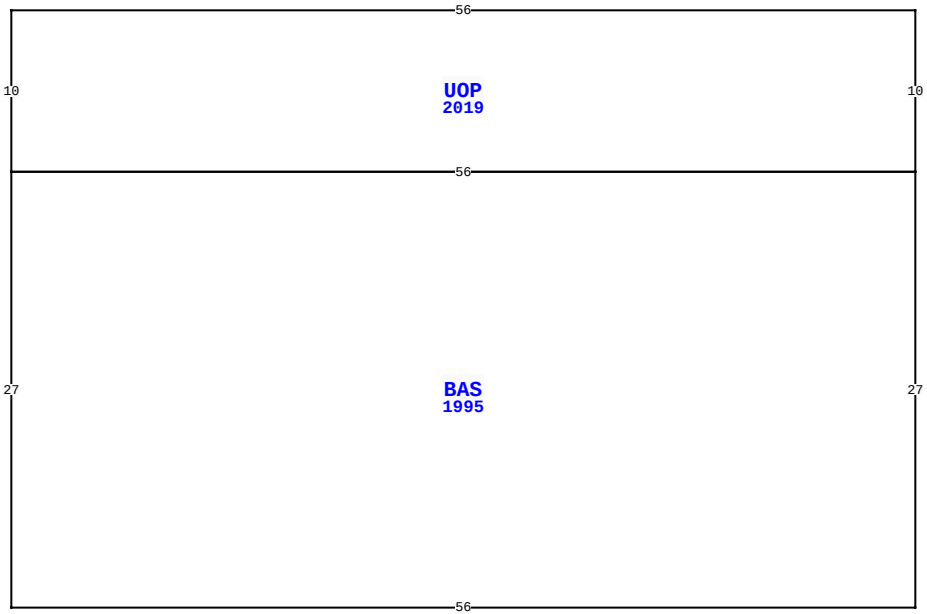
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	83,546
UOP	560	25	140	7,736
TOTALS	2,072		1,652	91,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,652	160.1600	120.12	198,438	1995	2000	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 1996 Heated Area: 1512 HX Base Yr 1996



24942 CRAWFORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		91,281
TOTAL MARKET OB/XF VALUE		8,019
TOTAL LAND VALUE - MARKET		103,750
TOTAL MARKET VALUE		203,050
SOH/AGL Deduction		117,967
ASSESSED VALUE		85,083
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,083
TOTAL JUST VALUE		203,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95827	MH MOVE-ON	0	03/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/0411	5/25/2005	WD	U	V	01	100
GRANTOR: JEEBOO RANDOLPH & FAR						
GRANTEE: JEEBOO RANDOLPH A &						
0679/1392	4/27/1993	WD	U	V		13,000
GRANTOR: CHAMPION INTL CORP						
GRANTEE: JEEBOO RANDOLPH & S						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] W56 S10 BAS=[YR=1995] S27 E56 N27 W56$ E56 N10$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	2001	2001	3	20	192	
3	0680	POLE SHED	0	100	16	16	256.00	SF	10.00	10.00	100	2001	2001	3	29	742	
4	0510	GARAGE WD-	0	100	28	16	448.00	SF	35.00	35.00	100	2000	2000	3	28	4,390	

LAND DESCRIPTION

TOTAL OB/XF 8,019

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	0006	OR	0.00	0.00	4.15	AC		1.00	1.00	1.00	25,000.00	25,000.00	103,750							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 4.15 Total Land Value: 103,750 Market: 0 Agricultural: 0 Common: 103,750 PRINTED 08/06/2024 BY SYS