PT OF LOT 56
IN OR 1042/1933
TOWN OF CRAWFORD

WILLIAMS KEITH A & VANESSA R
24899 CRAWFORD RD
CALLAHAN, FL 32011

2024

11-1N-24-2180-0056-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

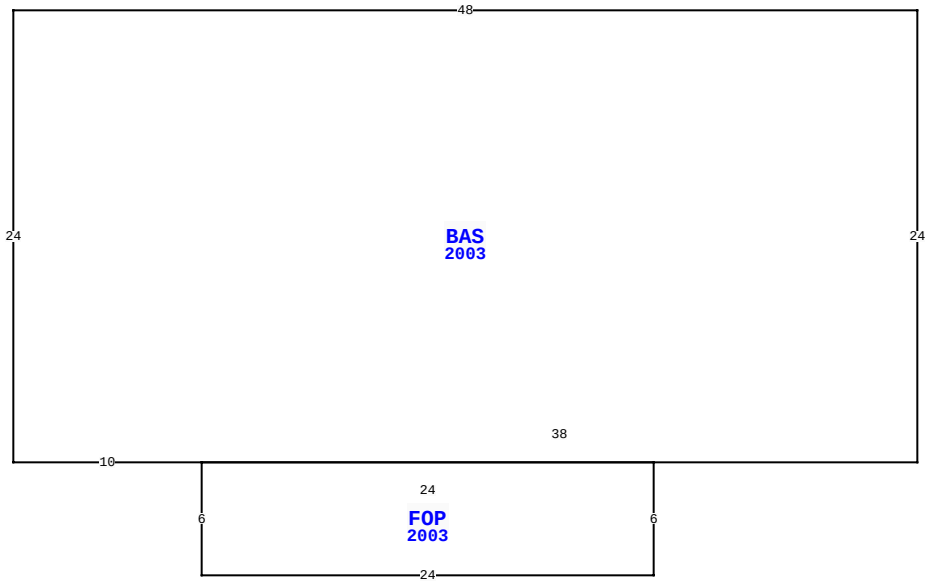
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,152	100	1,152	116,216
FOP	144	30	43	4,338
TOTALS	1,296		1,195	120,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,195	117.6600	111.78	133,577	2003	2003	0	0	0	9.75	90.25

1 SINGLE FAM – 100% - 2004 Heated Area: 1152 HX Base Yr 2004



24899 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	120,553
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	150,553
SOH/AGL Deduction	68,659
ASSESSED VALUE	81,894
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	31,894
TOTAL JUST VALUE	150,553
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310982	NEW CONSTR	77,472	01/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1042/1933	3/11/2002	WD	Q	V		18,000

GRANTOR: STARLING DONNIE & LYN

GRANTEE: WILLIAMS KEITH A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S24 E10 FOP=[YR=2003] S6 E24 N6 W24 $ E38 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS