LOTS 75,76 & 77
IN OR 2003/397
TOWN OF CRAWFORD S/D IN

FIRST COAST INC
PO BOX 39
YULEE, FL 32041

2024

14-1N-24-2180-0075-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 301, 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	0
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	15,300
TOTAL MARKET VALUE	15,800
SOH/AGL Deduction	2,595
ASSESSED VALUE	13,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	13,205
TOTAL JUST VALUE	15,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	15,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/0397	9/15/2015	TX	U	I	11	2,600
GRANTOR: TAX COLLECTOR						
GRANTEE: FIRST COAST INC						
0379/0578	2/01/1983	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0570	JUNK HOUSE	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	1953	1953	3	50	500	

LAND DESCRIPTION

TOTAL OB/XF 500

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	0.51	AC		1.00	1.00	1.00	30,000.00	30,000.00	15,300							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 0.51 Total Land Value: 15,300 Market: 0 Agricultural: 0 Common: 15,300 PRINTED 08/06/2024 BY SYS