

LOT 1174
IN OR 2143/1316
UTILITY ESMT OR 1793/1146

PENNINGTON BRYAN W & EMILY J
33444 CRIPPLE HORSE TRL
CALLAHAN, FL 32011

2024

14-1N-24-2180-1174-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION					VALUATION SUMMARY					STANDARD					PAGE 1 of 1														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 6	Tax Dist:	STANDARD												
														BUILDING MARKET VALUE			0												
														TOTAL MARKET OB/XF VALUE			0												
														TOTAL LAND VALUE - MARKET			156,732												
														TOTAL MARKET VALUE			7,160												
														SOH/AGL Deduction			0												
														ASSESSED VALUE			7,160												
														TOTAL EXEMPTION VALUE			0												
														BASE TAXABLE VALUE			7,160												
														TOTAL JUST VALUE			156,732												
														NCON VALUE			0												
														INCOME VALUE															
														PREVIOUS YEAR MKT VALUE			183,950												
DOR CODE 5501 TIMBER 2-2 SI 80-89																													
MAP NUM MKT AREA 08																													
NEIGHBORHOOD/LOC 8005.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
TOTALS																													
EXTRA FEATURES RATTLESNAKE TR, CALLAHAN																													
BLD DATE LGL DATE 06/15/2023 MLU																													
XF DATE LAND DATE																													
INC DATE AG DATE																													
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														
TOTAL OB/XF 0																													
LAND DESCRIPTION																													
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					
1	005501	A	TIMB2-2 SI	0	0005	OR	0.00	0.00	8.55	AC		1.00	1.00	1.00	545.00	545.00	4,660												
2	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500												
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.55	AC		1.00	1.00	0.85	19,000.00	16,150.00	154,232												
REVIEW DATE 05/08/2024 BY TWA Total Acres: 9.55 Total Land Value: 7,160 Market: 154,232 Agricultural: 4,660 Common: 2,500 PRINTED 08/06/2024 BY SYS																													

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2143/1316	8/24/2017	QC	U	V	11	100	
GRANTOR: PENNINGTON BRYAN W							
GRANTEE: PENNINGTON BRYAN W							
2143/1307	8/23/2017	WD	U	V	11	100	
GRANTOR: CAPPs LIVING TRUST							
GRANTEE: PENNINGTON BRYAN WA							

BUILDING NOTES																	

BUILDING DIMENSIONS																	