LOT 1184
TOWN OF CRAWFORD SUB

JOLLY AARON C & ERIN KRISTEN BROOKS
33600 CROSSFIRE TRL
CALLAHAN, FL 32011

2024

14-1N-24-2180-1184-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

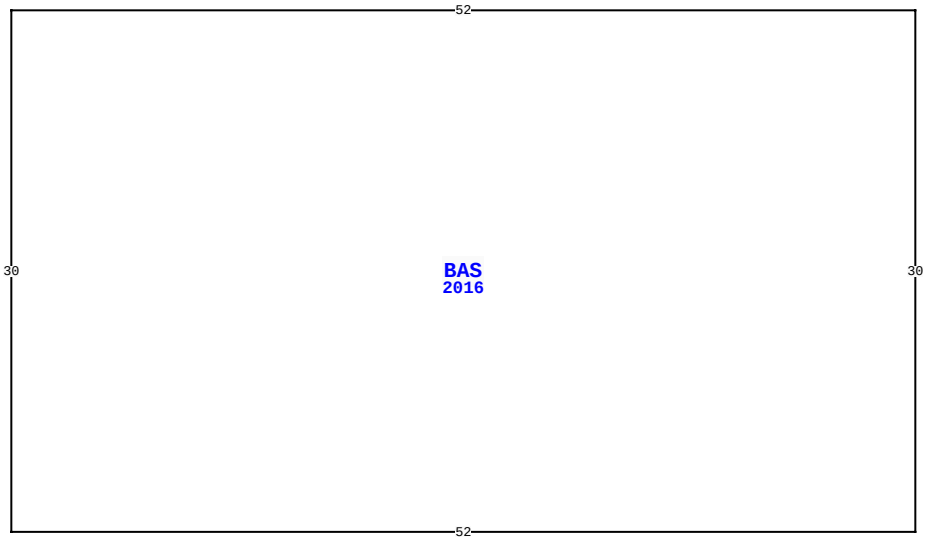
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	115,362
TOTALS	1,560		1,560	115,362

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,560	116.0000	87.00	135,720	2016	2016	0	0	0	15.00	85.00

1 M/H 94+ – 100% - 2022 Heated Area: 1560 HX Base Yr 2022



33600 CROSSFIRE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		133,410
TOTAL MARKET OB/XF VALUE		14,415
TOTAL LAND VALUE - MARKET		161,500
TOTAL MARKET VALUE		309,325
SOH/AGL Deduction		109,472
ASSESSED VALUE		199,853
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		149,853
TOTAL JUST VALUE		309,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165770	CO ISSUED	0	08/23/2016
MH165770	MH MOVE-ON	0	08/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2428/1066	1/06/2021	WD	Q	I	01	260,000
GRANTOR: LINDSEY JAMES & CHARL						
GRANTEE: JOLLY AARON C & ERI						
2060/0014	7/14/2016	QC	U	V	11	100
GRANTOR: SIMMONS WILLIAM MARTI						
GRANTEE: LINDSEY JAMES & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W52 S30 E52 N30$.

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	0351	CARPORT MT	0	100	42	20	840.00	SF	6.30	6.30	100	2017	2017	3	78	4,128	
2	0810	CONCRETE A	0	100	24	16	384.00	SF	6.50	6.50	100	2017	2017	3	97	2,421	
3	0300	BOAT DCK W	0	100	0	0	344.00	SF	20.00	20.00	100	2019	2019	3	90	6,192	
4	1242	WD DECK A	0	100	15	12	180.00	SF	10.00	10.00	100	2021	2021	3	93	1,674	

LAND DESCRIPTION

TOTAL OB/XF 14,415

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	0007	OR	0.00	0.00	10.00	AC		1.00	1.00	0.85	19,000.00	16,150.00	161,500							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.00 Total Land Value: 161,500 Market: 0 Agricultural: 0 Common: 161,500 PRINTED 08/06/2024 BY SYS

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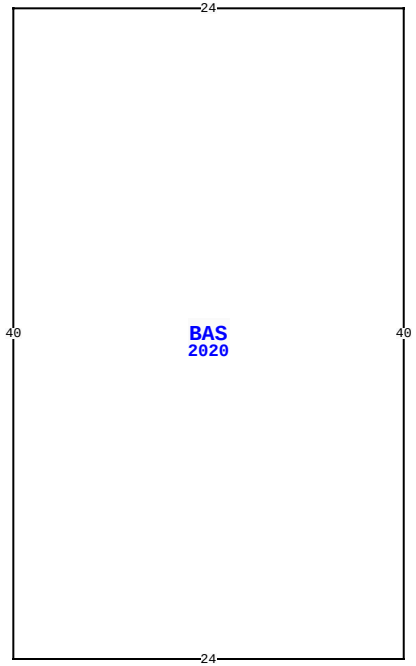
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	18,048
TOTALS	960		960	18,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	20.00	19,200	2017	2017	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2022 Heated Area: 960 HX Base Yr 2022



33600 CROSSFIRE TR, CALLAHAN

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2060/0014	7/14/2016	QC	U	V	11	100
GRANTOR: SIMMONS WILLIAM MARTI						
GRANTEE: LINDSEY JAMES & CHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W24 S40 E24 N40$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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