LOT 1193
IN OR 2159/239
TOWN OF CRAWFORD S/D

CORBITT MICHAEL K JR & BROOKE A
36232 SAGEBRUSH LANE
CALLAHAN, FL 32011

2024

14-1N-24-2180-1193-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

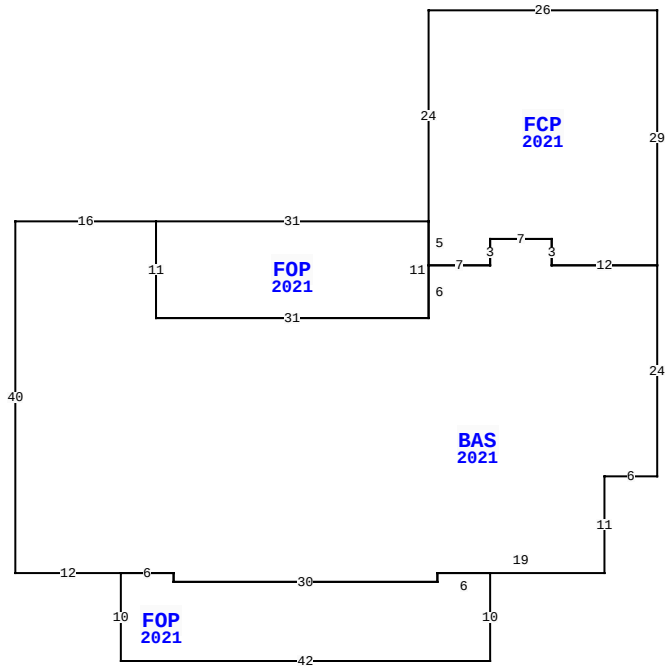
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,434	100	2,434	307,572
FCP	733	25	183	23,125
FOP	341	30	102	12,889
FOP	390	30	117	14,785
TOTALS	3,898		2,836	358,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,836	101.5968	127.00	360,172	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2022 Heated Area: 2434 HX Base Yr 2022



36232 SAGEBRUSH LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		358,371
TOTAL MARKET OB/XF VALUE		6,372
TOTAL LAND VALUE - MARKET		161,500
TOTAL MARKET VALUE		526,243
SOH/AGL Deduction		163,356
ASSESSED VALUE		362,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		312,887
TOTAL JUST VALUE		526,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		508,599

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013219	CO ISSUED	0	09/29/2021
21003625	NEW CONSTR	353,910	03/25/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2159/0239	11/17/2017	WD	Q	V	02	75,000

GRANTOR: JMC NASSAU COUNTY PRO

GRANTEE: CORBITT MICHAEL K J

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W26 S24 FOP=[YR=2021] W31 BAS=[YR=2021] W16 S40 E12 FOP=[YR=2021] S10 E42 N10 W6 S1 W30 N1 W6$ E6 S1 E30 N1 E19 N11 E6 N24 W12 N3 W7 S3 W7 S6 W31 N11$ S11 E31 N11$ S5 E7 N3 E7 S3 E12 N29$.

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
1	0812	CONCRETE C	0	100	0	0	1,109.00	SF	4.00	4.00	100	2021	2021	3	99	4,392	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

LAND DESCRIPTION

TOTAL OB/XF 6,372

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	000115	C	SFR ACRES	100		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