LOT 1195
IN OR 2224/1235
TOWN OF CRAWFORD SUB

QUESENBERRY JOSHUA D & JELLY P
86282 SAND HICKORY TRAIL
YULEE, FL 32097

2024

14-1N-24-2180-1195-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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

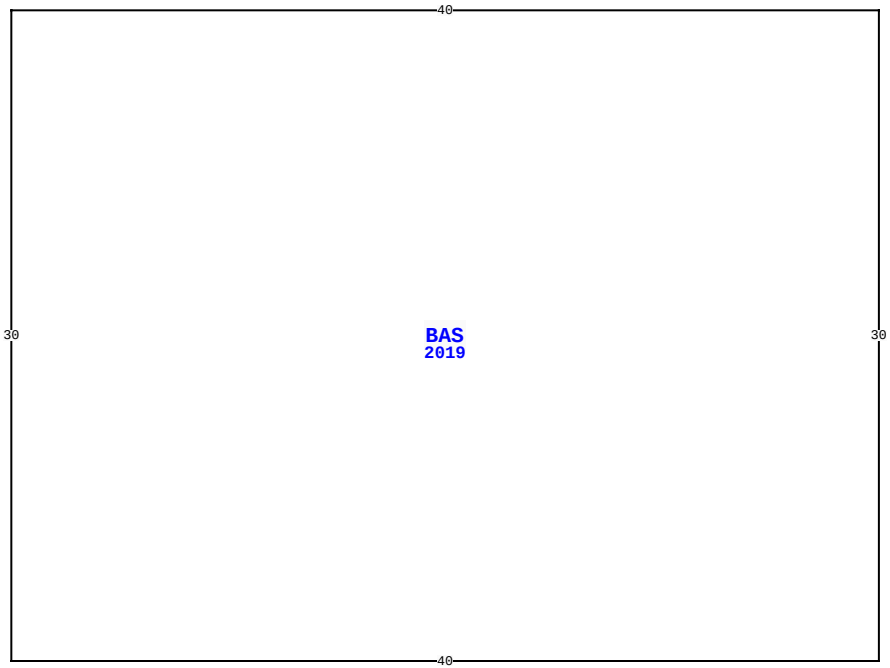
DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	22,614
TOTALS	1,200		1,200	22,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	19.63	23,556	2019	2019	0	0	0	4.00	96.00

1 GARAGE RES – 0% - 0 Heated Area: 1200 HX Base Yr



33526 CROSSFIRE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	22,614
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	161,500
TOTAL MARKET VALUE	184,114
SOH/AGL Deduction	35,188
ASSESSED VALUE	148,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,926
TOTAL JUST VALUE	184,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000492	GARAGE	57,360	01/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2224/1235	9/13/2018	WD	Q	V	01	95,900
GRANTOR: NICHOLS MICHAEL J & J						
GRANTEE: QUESENBERRY JOSHUA						
2158/1401	11/06/2017	WD	Q	V	01	72,000
GRANTOR: BLOCKER GRAYSON & JUL						
GRANTEE: NICHOLS MICHAEL J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S30 E40 N30$.

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
1	009900	C	AC NON-AG	0		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