LOT 1272
ESMT PT OR 1541/1242
TOWN OF CRAWFORD

MERRITT WILLIAM & LINDSEY
33163 CRIPPLE HORSE TRL
CALLAHAN, FL 32011

**2024**

**23-1N-24-2180-1272-0000**

## 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 | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| 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 |

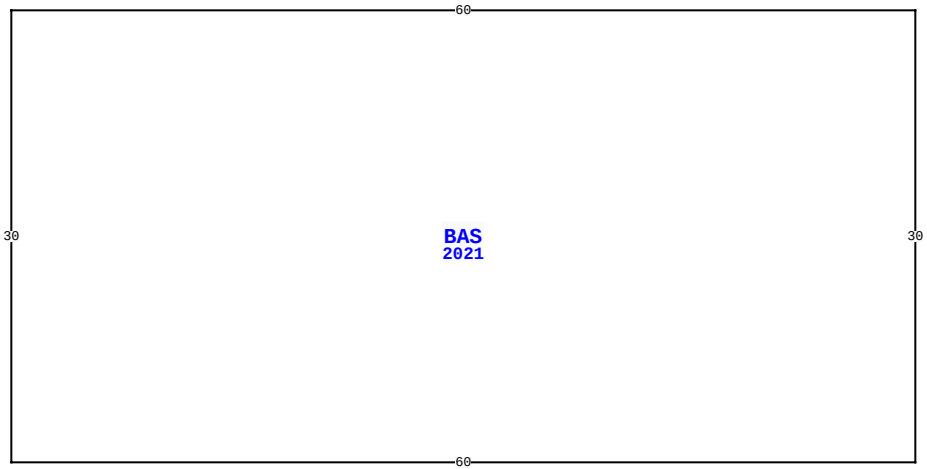
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,800 | 100 | 1,800 | 153,997 |
| TOTALS | 1,800 | | 1,800 | 153,997 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,800 | 116.4000 | 87.30 | 157,140 | 2021 | 2021 | 0 | 0 | 0 | 2.00 | 98.00 |

1 M/H 94+ – 100% - 2022 Heated Area: 1800 HX Base Yr 2022




33163 CRIPPLE HORSE TR, CALLAHAN

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 153,997 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 161,500 |
| TOTAL MARKET VALUE | | 315,497 |
| SOH/AGL Deduction | | 105,037 |
| ASSESSED VALUE | | 210,460 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 160,460 |
| TOTAL JUST VALUE | | 315,497 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 305,197 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21000464 | CO ISSUED | 0 | 01/19/2021 |
| 20010791 | MH MOVE-ON | 0 | 11/05/2020 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2391/0949 | 8/14/2020 | WD | Q | V | 01 | 109,000 |
| GRANTOR: CROTTY ROBERT W | | | | | | |
| GRANTEE: MERRITT WILLIAM & L | | | | | | |
| 2255/1531 | 2/15/2019 | WD | Q | V | 02 | 80,000 |
| GRANTOR: GREEN ALBERT E JR & L | | | | | | |
| GRANTEE: CROTTY ROBERT W | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2021] W60 S30 E60 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | | 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