PT LOT 1279 IN OR 2262/1942
TOWN OF CRAWFORD

WILSON JACOB K & KRISTINA L
33187 CROSSFIRE TRL
CALLAHAN, FL 32011

2024

23-1N-24-2180-1279-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

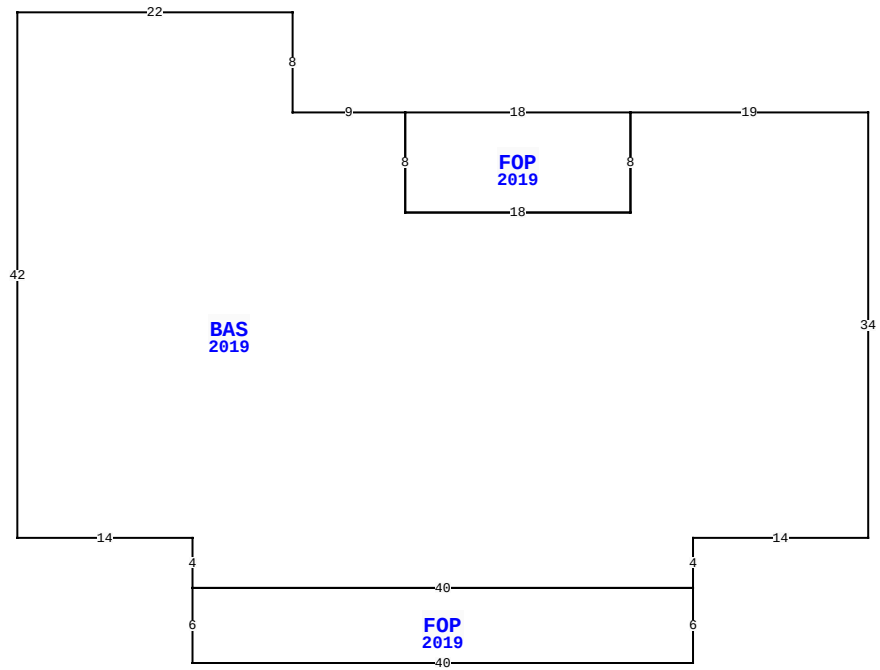
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,504	100	2,504	280,681
FOP	144	30	43	4,820
FOP	240	30	72	8,070
TOTALS	2,888		2,619	293,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,619	92.4480	115.56	302,652	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2504 HX Base Yr 2020



33187 CROSSFIRE TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		293,572
TOTAL MARKET OB/XF VALUE		3,893
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		357,465
SOH/AGL Deduction		73,624
ASSESSED VALUE		283,841
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		233,841
TOTAL JUST VALUE		357,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003708	ADD 24X20 STORAGE	38,515	04/02/2024
19012083	CO ISSUED	0	12/21/2019
19005812	NEW CONSTR	306,444	06/04/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2262/1942	3/18/2019	WD	U	V	37	18,000

GRANTOR: WILSON WESLEY G SR &
GRANTEE: WILSON JACOB K & KR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W19 FOP=[YR=2019] W18 S8 E18 N8$ S8 W18 N8 W9 N8 W22 S42 E14 S4 FOP=[YR=2019] S6 E40 N6 W40$ E40 N4 E14 N34$.

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	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	2019	2019	3	98	3,893	

LAND DESCRIPTION

TOTAL OB/XF 3,893

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	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 01/03/2020 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS