BLOCK 4 LOT 18 R407928
IN OR 1869/300
PT IN SECS 19-1N-25 & 30-1N-25

CRUMP JAMES E
43571 LARSON RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

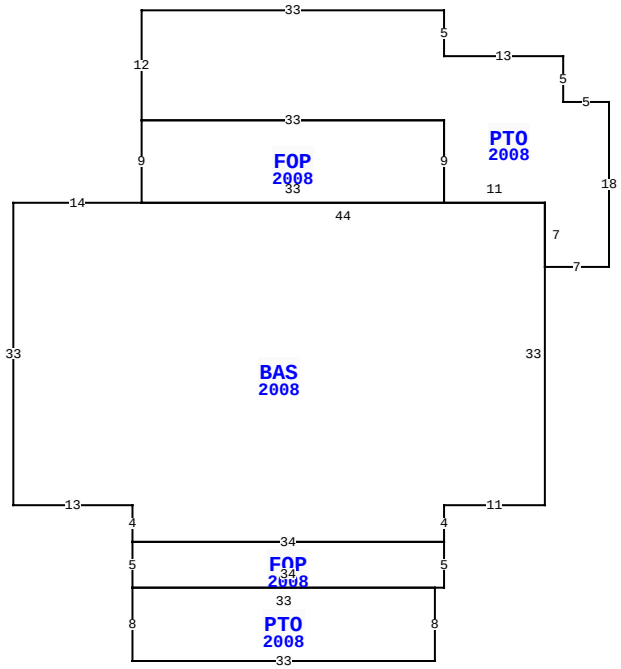
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100	2,050	218,635
FOP	170	30	51	5,439
FOP	297	30	89	9,492
PTO	264	5	13	1,386
PTO	708	5	35	3,733
TOTALS	3,489		2,238	238,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,238	96.1380	120.17	268,940	2008	2008	0	0	0	11.25	88.75

2 SNGL FAM – 100% - 2015 Heated Area: 2050 HX Base Yr 2015



43571 LARSEN RD, CALLAHAN

BLD DATE	10/03/2008 JH	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		264,229
TOTAL MARKET OB/XF VALUE		10,491
TOTAL LAND VALUE - MARKET		139,200
TOTAL MARKET VALUE		413,920
SOH/AGL Deduction		162,828
ASSESSED VALUE		251,092
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,092
TOTAL JUST VALUE		413,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19242	ELEC OTHER	8,000	05/01/2007
M12912	MECH OTHER	0	05/01/2007
MH4869	MH MOVE-ON	0	11/01/2006
P11754	OTHER	0	11/01/2006
M12164	TANKS/BLRS	0	10/01/2006
C18426	CO ISSUED	160,578	08/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1869/0300	7/23/2013	WD	U	I	30	100
GRANTOR: CRUMP IVEY M & MARY A						
GRANTEE: CRUMP JAMES E						
0971/0925	2/20/2001	WD	Q	I		80,000
GRANTOR: PEACOCK HARRY LYNWOOD						
GRANTEE: CRUMP IVEY & MARY &						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W5 N5 W13 N5 W33 S12 FOP=[YR=2008] S9 BAS=[YR=2008] W14 S33 E13 S4 FOP=[YR=2008] S5 PTO=[YR=2008] S8 E33 N8 W33$ E34 N5 W34$ E34 N4 E11 N33 W44$ E33 N9 W33$ E33 S9 E11 S7 E7 N18$.

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	0300	BOAT DCK W	0	100	24	4	96.00	SF	40.00	40.00	100	2009	2009	3	56	2,150	
2	0350	CARPORT WD	0	100	24	14	336.00	SF	13.00	13.00	100	2013	2013	3	60	2,621	
3	0811	CONCRETE B	0	100	0	0	907.00	SF	5.20	5.20	100	2013	2013	3	94	4,433	
4	0350	CARPORT WD	0	100	15	11	165.00	SF	13.00	13.00	100	2013	2013	3	60	1,287	

LAND DESCRIPTION

TOTAL OB/XF 10,491

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	0005	OR	0.00	0.00	11.60	AC		1.00	1.00	0.80	15,000.00	12,000.00	139,200							

REVIEW DATE 01/30/2019 BY TWA Total Acres: 11.60 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 08/06/2024 BY SYS

BLOCK 4 LOT 18 R407928
IN OR 1869/300
PT IN SECS 19-1N-25 & 30-1N-25

CRUMP JAMES E
43571 LARSON RD
CALLAHAN, FL 32011

2024

24-1N-24-0750-0004-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

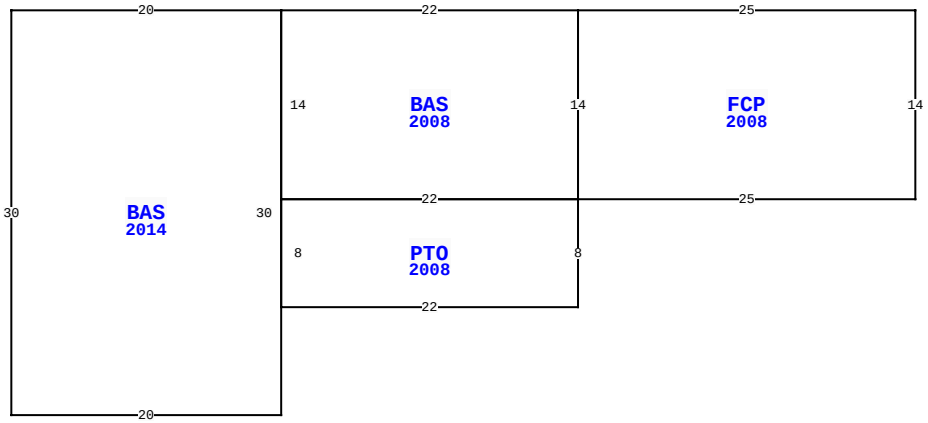
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100	308	7,830
BAS	600	100	600	15,251
FCP	350	25	88	2,237
PTO	176	5	9	228
TOTALS	1,434		1,005	25,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	1,005	53.4060	18.69	18,783	2001	2010	0	0	136	16.00	136.00

3 GARAGE RES – 100% - 2015 Heated Area: 908 HX Base Yr 2015



43571 LARSEN RD, CALLAHAN

BLD DATE	10/03/2008 JH	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		264,229
TOTAL MARKET OB/XF VALUE		10,491
TOTAL LAND VALUE - MARKET		139,200
TOTAL MARKET VALUE		413,920
SOH/AGL Deduction		162,828
ASSESSED VALUE		251,092
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,092
TOTAL JUST VALUE		413,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,427

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18426	NEW CONSTR	160,578	08/01/2006
R09660	REPAIR/RRF	17,800	08/01/2006
7874	MH MOVE-ON	500	07/18/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1869/0300	7/23/2013	WD	U	I	30	100
GRANTOR: CRUMP IVEY M & MARY A						
GRANTEE: CRUMP JAMES E						
0971/0925	2/20/2001	WD	Q	I		80,000
GRANTOR: PEACOCK HARRY LYNWOOD						
GRANTEE: CRUMP IVEY & MARY &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2008] W25 BAS=[YR=2008] W22 BAS=[YR=2014] W20 S30 E20 N30$ S14 PTO=[YR=2008] S8 E22 N8 W22$ E22 N14 $ S14 E25 N14$.

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

REVIEW DATE 01/30/2019 BY TWA Total Acres: 11.60 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200 PRINTED 08/06/2024 BY SYS