

**CRAWFORD PEGGY ANN L/E/
56001 BOGGY TRAIL
CALLAHAN, FL 32011**

34-3N-25-0000-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT 0 0 25.50 74.50										VALUATION BY STANDARD									
Exterior Wall 19 COMMON BRK 100										0900 01 2,398 107.6040 134.50 322,531 1987 1992 0 0 25.50 74.50										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 1986 Heated Area: 1747 HX Base Yr 1986										BUILDING MARKET VALUE 240,286									
Roof Cover 01 MINIMUM 100																				TOTAL MARKET OB/XF VALUE 24,397									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 241,640									
Interior Floo 14 CARPET 80																				TOTAL MARKET VALUE 506,323									
Interior Floo 03 SHT VINYL 20																				SOH/AGL Deduction 198,106									
Air Condition 08 CENTRAL 100																				ASSESSED VALUE 308,217									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB WX 55,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 253,217									
Bathrooms 2 100																				TOTAL JUST VALUE 506,323									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 496,681									
BUD8 Adjustme 04 DIST 01 100																													
Occupancy 00 NONE 100																													
Quality 01 Quality Level 01																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 05																													
NEIGHBORHOOD/LOC 5001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,747 100 1,747 175,054																													
FEP 250 80 200 20,041																													
FGR 576 55 317 31,765																													
FOP 168 30 50 5,010																													
FST 88 55 48 4,810																													
UOP 180 20 36 3,607																													
TOTALS 3,009 2,398 240,286																													
EXTRA FEATURES										56001 BOGGY TR, CALLAHAN																			
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 0810 CONCRETE A 0 100 0 0 940.00 SF 6.50 6.50 100 1981 1981 3 35 2,139																													
2 0940 SHEDS/PORT 0 100 16 10 160.00 SF 18.00 18.00 100 1981 1981 3 20 576																													
3 0100 BAR-B-Q 0 100 0 0 1.00 UT 200.00 200.00 100 1980 1980 3 20 40																													
4 0504 FP-ELECTRI 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 1987 1987 3 62 1,240																													
5 0681 POLE SHED 0 100 12 16 192.00 SF 15.00 15.00 100 1985 1985 3 20 576																													
6 0811 CONCRETE B 0 100 21 28 588.00 SF 5.20 5.20 100 1987 1987 3 52 1,590																													
7 0810 CONCRETE A 0 100 33 4 132.00 SF 6.50 6.50 100 1987 1987 3 52 446																													
8 0940 SHEDS/PORT 0 0 12 10 120.00 SF 20.10 20.10 100 1990 1990 3 20 482																													
9 0511 GARAGE CB- 0 100 26 26 676.00 SF 24.00 24.00 100 1981 1981 3 35 5,678																													
10 0680 POLE SHED 0 100 95 26 2,470.00 SF 5.00 5.00 100 1981 1981 3 20 2,470																													
LAND DESCRIPTION										TOTAL OB/XF 15,237																			
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 17.26 AC 1.00 1.00 1.00 14,000.00 14,000.00 241,640																													
REVIEW DATE 06/08/2021 BY KBA										Total Acres: 17.26 Total Land Value: 241,640 Market: 0 Agricultural: 0 Common: 241,640										PRINTED 08/06/2024 BY SYS									

**CRAWFORD PEGGY ANN L/E/
56001 BOGGY TRAIL
CALLAHAN, FL 32011**

34-3N-25-0000-0003-0000

[illegible]