LOTS 1335 & 1348
IN OR 583 PG 1259
TOWN OF CRAWFORD

KNOTT ROBERT M & MARY R
44204 KNOTT LANDING ROAD
CALLAHAN, FL 32011

2025

02-1N-24-2180-1335-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 301, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/22/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	278,000
TOTAL MARKET VALUE	7,710
SOH/AGL Deduction	0
ASSESSED VALUE	7,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,710
TOTAL JUST VALUE	278,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	280,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0583/1259	11/16/1989	WD	U	V		27,600
GRANTOR: BOCKHOLDT FRANKLIN D						
GRANTEE: KNOTT ROBT & MARY R						
0431/0020	8/01/1984	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	009530	C	POND	0					1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	390.00	390.00	3,120							
3	005902	A	HARDWOOD SI	0			0.00	0.00	11.00	AC		1.00	1.00	1.00	190.00	190.00	2,090							
4	009910	M	MARKET VALUE	0			0.00	0.00	19.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,500							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 20.00 Total Land Value: 7,710 Market: 275,500 Agricultural: 5,210 Common: 2,500 PRINTED 07/30/2025 BY SYS