PT OF SECS 06-1N-24E, 07-1N-24E
08-1N-24E IN OR 2707/818

CRAWFORD PINES LLC
2900 EMERSON EXPY
JACKSONVILLE, FL 32207

2025

07-1N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9900	NO AG ACREAGE	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

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

CRAWFORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	576,892
TOTAL MARKET VALUE	576,892
SOH/AGL Deduction	0
ASSESSED VALUE	576,892
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	576,892
TOTAL JUST VALUE	576,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	605,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/818	4/18/2024	WD	Q	V	01	650,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: CRAWFORD PINES LLC						
2650/909	6/26/2023	QC	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: G&H LAND & TIMBER I						

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	009900	C	ACREAGE NON-	0		OR	0.00	0.00	111.96	AC		1.00	1.00	0.90	5,500.00	4,950.00	554,202							
2	009605	C	WETLANDS	0		OR	0.00	0.00	22.69	AC		1.00	1.00	1.00	1,000.00	1,000.00	22,690							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 134.65 Total Land Value: 576,892 Market: 0 Agricultural: 0 Common: 576,892 PRINTED 07/30/2025 BY SYS