PT OF SE1/4 OF NW1/4 N OF RR
IN OR 2584/156

MAY ROBERT & STEPHANIE
24867 CRAWFORD ROAD
CALLAHAN, FL 32022

2025

08-1N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

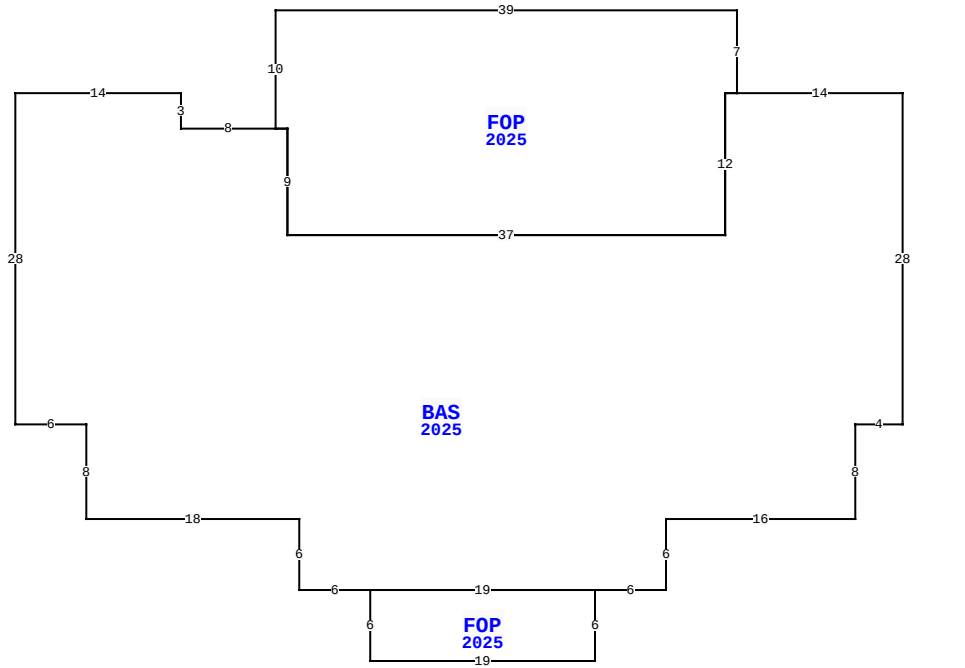
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,335	100	2025	2,335	355,083
FOP	114	30	2025	34	5,170
FOP	720	30	2025	216	32,847
TOTALS	3,169			2,585	393,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,585	96.2496	152.07	393,101	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2335 HX Base Yr 2025



24867 CRAWFORD RD, 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		393,101
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		285,050
TOTAL MARKET VALUE		522,261
SOH/AGL Deduction		0
ASSESSED VALUE		522,261
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		471,539
TOTAL JUST VALUE		681,651
NCON VALUE		396,601
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240009092	PRIVATE PROVIDER	414,316	08/05/2024
230013367	NEW SFR	414,316	10/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/1067	8/31/2022	WD	U	V	11	100
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: MAY ROBERT & STEPHA						
2584/0156	7/20/2022	WD	Q	V	01	190,000
GRANTOR: G&H LANS & TIMBER INV						
GRANTEE: MAY ROBERT & STEPHA						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,20] S28 E6 S8 E18 S6 E6 E19 E6 N6 E16 N8 E4 N28 W14 W1 S12 W37 N9 W1 W8 N3 W14 $
FOP=[YR=2025;ORIG=50,62] E19 S6 W19 N6 $
FOP=[YR=2025;ORIG=42,13] E39 S7 W1 S12 W37 N9 W1 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	000100	C	RES	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							
2	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	8.40	AC		1.00	1.00	1.00	525.00	525.00	4,410							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.40	AC		1.00	1.00	1.00	19,500.00	19,500.00	163,800							

REVIEW DATE 12/30/2024 BY WW Total Acres: 12.90 Total Land Value: 125,660 Market: 163,800 Agricultural: 4,410 Common: 121,250 PRINTED 07/30/2025 BY SYS