LOT 2
IN OR 633 PG 770
CARDINAL MEADOWS PB 5/236

COLLINS WILLIAM D & SAMANTHA H
24930 CRAWFORD ROAD
CALLAHAN, FL 32011

2025

11-1N-24-0230-0002-0000

BUILDING CHARACTERISTICS

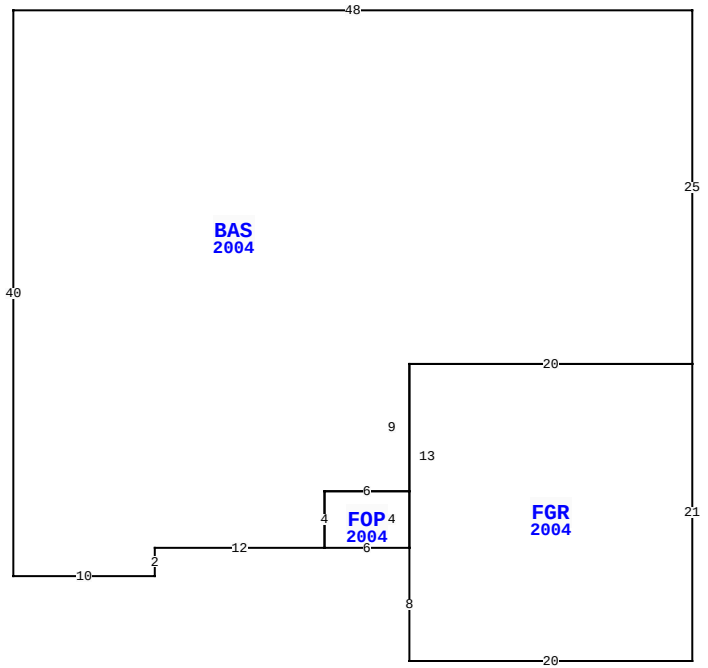
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2004	1,560	173,282
FGR	420	55	2004	231	25,659
FOP	24	30	2004	7	778
TOTALS	2,004			1,798	199,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,798	99.0000	130.68	234,963	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 0 Heated Area: 1560 HX Base Yr



24930 CRAWFORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,719
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,450
TOTAL MARKET VALUE		245,169
SOH/AGL Deduction		136,476
ASSESSED VALUE		108,693
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		57,971
TOTAL JUST VALUE		245,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311965	NEW CONSTR	121,327	11/01/2003
8736	REMODEL	9,685	11/13/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0633/0770	8/12/1991	WD	Q	V		10,500

GRANTOR: JONES ALLAN W

GRANTEE: COLLINS WM &SAMANTH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S40 E10 N2 E12 FOP=[YR=2004] E6
FGR=[YR=2004] S8 E20 N21 W20 S13$ N4 W6 S4$ N4 E6 N9 E20 N25$
.

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	000100	C	RES	100	0006	OR	0.00	0.00	1.01	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,450							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 1.01 Total Land Value: 45,450 Market: 0 Agricultural: 0 Common: 45,450 PRINTED 07/30/2025 BY SYS