PT LOT 25 TOWN OF CRAWFORD
S/D SEC 11-1N-24E UNR & PT SE1/4
10-1N-24E IN OR 2645/1535

TOWN OF CALLAHAN
542300 US HWY 1
CALLAHAN, FL 32011

2025

11-1N-24-2180-0025-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8900	MUNICIPAL	
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

WOODS LN, 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		146,055
TOTAL MARKET VALUE		146,055
SOH/AGL Deduction		99,006
ASSESSED VALUE		47,049
TOTAL EXEMPTION VALUE	04	47,049
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		146,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		97,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2646/1535	5/24/2023	WD	U	V	18	100
GRANTOR: FLORIDA POWER & COMPA						
GRANTEE: TOWN OF CALLAHAN						
/				V		0
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	008900	C	MUNICIPAL	0		IP	0.00	0.00	7.49	AC		1.00	1.00	1.00	19,500.00	19,500.00	146,055							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 7.49 Total Land Value: 146,055 Market: 0 Agricultural: 0 Common: 146,055 PRINTED 07/30/2025 BY SYS