PT LOT 44 IN OR 1484/1696
TOWN OF CRAWFORD S/D IN
SEC 11-1N-24E

SMITH LINDA S
54 VANDERFORD ROAD
ORANGE PARK, FL 32073

2025

11-1N-24-2180-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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	104,700
TOTAL MARKET VALUE	104,700
SOH/AGL Deduction	44,852
ASSESSED VALUE	59,848
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,848
TOTAL JUST VALUE	104,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1588/0851	10/07/2008	QC	U	V	10	100
GRANTOR: WILDER BRUCE						
GRANTEE: SMITH LINDA S						
1484/1696	3/13/2007	WD	Q	V		65,000
GRANTOR: DESALVO PROPERTIES LL						
GRANTEE: SMITH LINDA S						

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	000100	C	RES	0		OR	0.00	0.00	3.49	AC		1.00	1.00	1.00	30,000.00	30,000.00	104,700							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 3.49 Total Land Value: 104,700 Market: 0 Agricultural: 0 Common: 104,700 PRINTED 07/30/2025 BY SYS