

PT LOT 46 IN OR 1243/1860
(EX R/W OR 972/780)
TOWN OF CRAWFORD

WONG PETER JOEL
447078 US HWY 301
CALLAHAN, FL 32011

2025

11-1N-24-2180-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 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	1,899	100	1993	1,899	192,796
FEP	120	80	1993	96	9,746
FSP	105	40	2016	42	4,264
UGR	609	45	1993	274	27,818
UOP	200	20	1993	40	4,061
TOTALS	2,933			2,351	238,685

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	46	48	2,208.00	SF	7.00	7.00	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	
4	0812	CONCRETE C	0	100	119	46	5,474.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0004	OR	0.00	0.00	3.25	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,351	101.8710	134.47	316,139	1940	1985	0	0	24.50	75.50
1 SNGL FAM - 100% - 2024											
Heated Area: 1899											
HX Base Yr 2024											

447078 US HWY 301, CALLAHAN				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	05/09/2025
				INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		238,685	
TOTAL MARKET OB/XF VALUE		8,856	
TOTAL LAND VALUE - MARKET		97,500	
TOTAL MARKET VALUE		345,041	
SOH/AGL Deduction		18,149	
ASSESSED VALUE		326,892	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		276,170	
TOTAL JUST VALUE		345,041	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		317,679	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8677	REPAIR/RRF	1,500	02/08/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1243/1860	7/08/2004	WD	Q	I	01	150,000	
GRANTOR: LAKHAN ANDREW L & NAZ							
GRANTEE: WONG PETER JOEL							
1218/0117	3/26/2004	WD	Q	I		195,000	
GRANTOR: PINA LINDA							
GRANTEE: LAKHAN ANDREW L & N							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UGR=[YR=1993] W21 BAS=[YR=1993] W49 FEP=[YR=1993] W10 S12 E10 N12\$ S12 W10 S11 UOP=[YR=1993] W10 S20 E10 N20\$ S20 E22 N9 FSP=[YR=2016] E21 N5 W21 S5\$ N5 E37 N29\$ S29E21 N29 \$.											