PT OF LOT 53 IN OR 1346/1432
TOWN OF CRAWFORD S/D IN
SEC 11-1N-24E UNR

JEEBOO SAUDIA N
24950 CRAWFORD RD
CALLAHAN, FL 32011

2025

11-1N-24-2180-0053-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

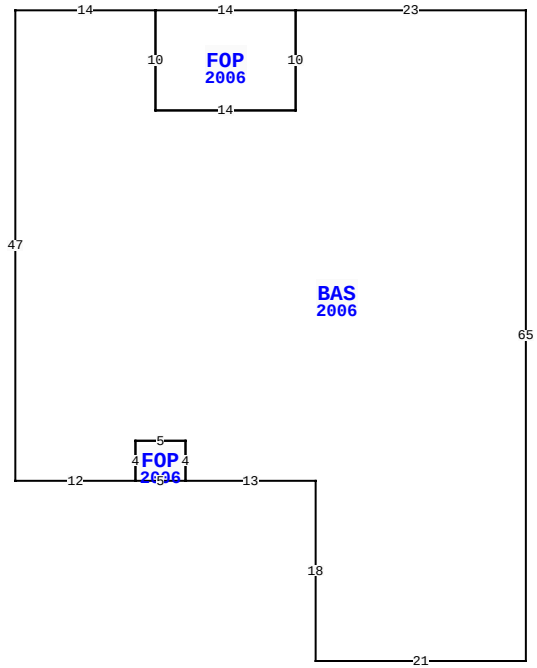
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,615	100	2006	2,615	301,997
FOP	20	30	2006	6	693
FOP	140	30	2006	42	4,850
TOTALS	2,775			2,663	307,540

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,663	101.1408	133.51	355,537	2006	2006	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2007 Heated Area: 2615 HX Base Yr 2007



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

24950 CRAWFORD RD, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		307,540
TOTAL MARKET OB/XF VALUE		33,020
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		385,560
SOH/AGL Deduction		220,535
ASSESSED VALUE		165,025
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,303
TOTAL JUST VALUE		385,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		357,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326769	ADDITION	14,474	01/01/2014
B1326769	CARPORT	0	01/01/2013
B17006	NEW CONSTR	0	01/01/2006
C17006	CO ISSUED	0	01/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1670/1361	3/24/2010	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: JEEBOO SAUDIA						
1346/1432	9/01/2005	WD	Q	V	01	100
GRANTOR: JEEBOO SAUDIA N						
GRANTEE: LAMBERT JUSTIN A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W23 FOP=[YR=2006] W14 S10 E14 N10$ S10 W14 N10 W14 S47 E12 FOP=[YR=2006] E5 N4 W5 S4$ N4 E5 S4 E13 S18 E21 N65$.

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	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	3,560	
2	0811	CONCRETE B	0	100	0	0	524.00	SF	5.20	5.20	100	2006	2006	3	86	2,343	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	2020	2020	3	90	18,144	
4	0812	CONCRETE C	0	100	0	0	2,412.00	SF	4.00	4.00	100	2013	2013	3	93	8,973	

LAND DESCRIPTION

TOTAL OB/XF 33,020

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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/15/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS