PT OF LOT 56 2003 DW/MH KING
IN OR 1701/1361
TOWN OF CRAWFORD

MONCADA RICHARD ASHLEY
24904 CRAWFORD ROAD
CALLAHAN, FL 32011

2025

11-1N-24-2180-0056-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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
Quality	03	Quality Level 03

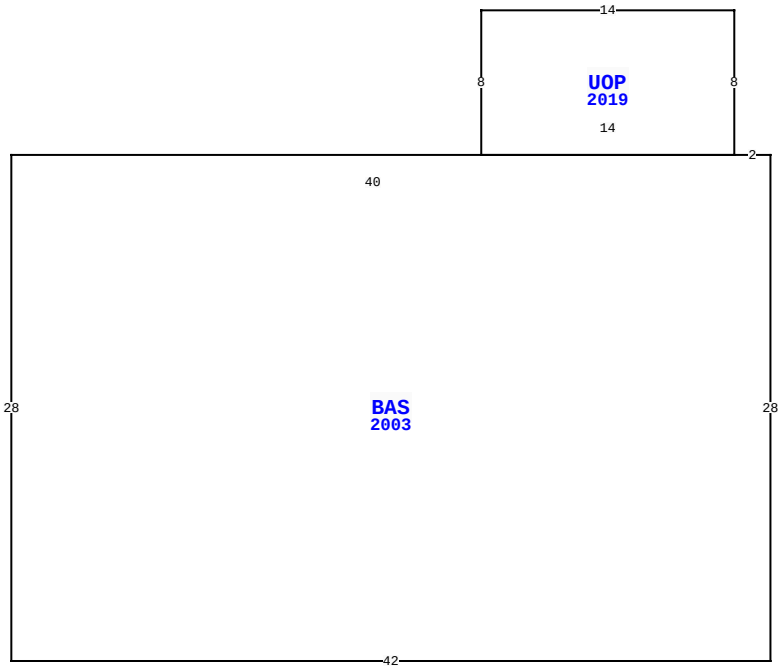
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	2003	1,176	58,777
UOP	112	25	2019	28	1,400
TOTALS	1,288			1,204	60,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,204	117.6000	99.96	120,352	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2011 Heated Area: 1176 HX Base Yr 2011



24904 CRAWFORD RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	60,176
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	56,250
TOTAL MARKET VALUE	116,426
SOH/AGL Deduction	62,700
ASSESSED VALUE	53,726
TOTAL EXEMPTION VALUE	HX HB 28,726
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	116,426
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1877/0144	8/22/2013	QC	U	I	11	100
GRANTOR: CLAYTON TABITHA REWIS						
GRANTEE: MONCADA RICHARD ASH						
1701/1361	9/24/2010	WD	U	I	11	29,000
GRANTOR: DONOVAN SHAUN OF SECR						
GRANTEE: MONCADA RICHARD ASH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 UOP=[YR=2019] N8 W14 S8 E14$ W40 S28 E42 N28$.

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	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS