

PT OF LOT 60 IN OR 2359/1891  
TOWN OF CRAWFORD S/D IN  
SEC 11-1N-24E

GROLAND MICHAEL J  
43877 THOMAS CREEK ROAD  
CALLAHAN, FL 32011

2025

11-1N-24-2180-0060-0010



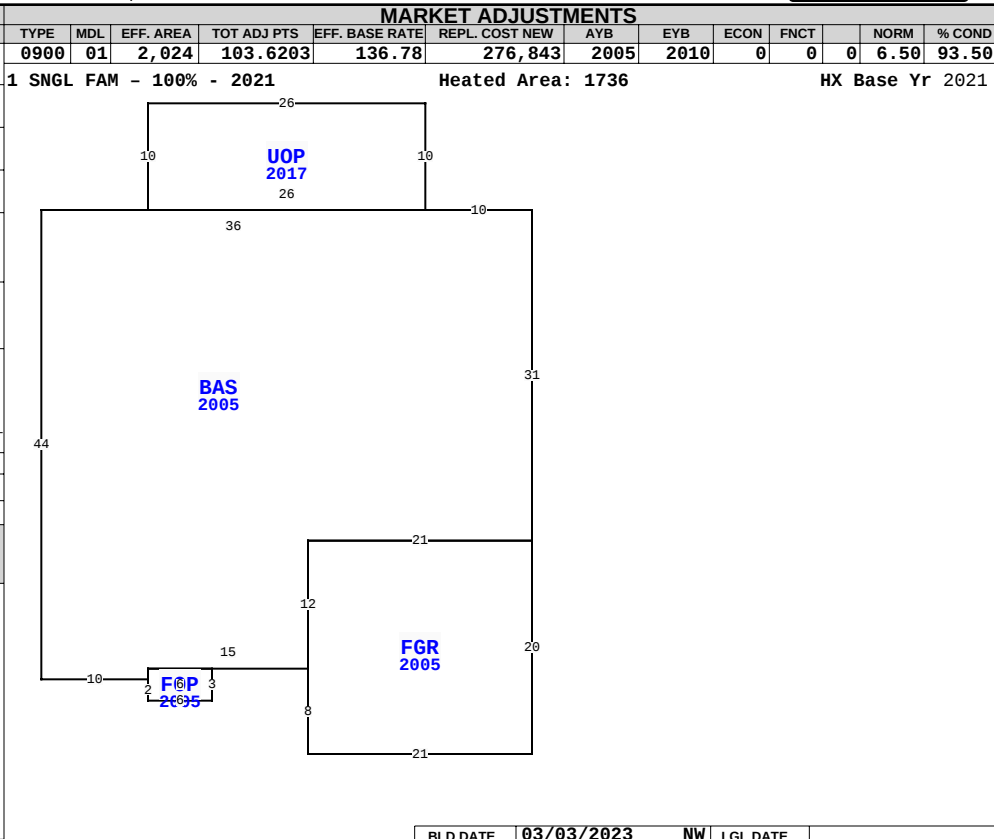
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 30 | VINYL 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 13 | LVT/LAMMT 70   |
| Interior Floo            | 11 | CLAY TILE 30   |
| 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          |
| 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       | 1,736            | 100         | 2005 | 1,736        | 222,016              |
| FGR       | 420              | 55          | 2005 | 231          | 29,542               |
| FOP       | 18               | 30          | 2005 | 5            | 640                  |
| UOP       | 260              | 20          | 2017 | 52           | 6,651                |
| TOTALS    | 2,434            |             |      | 2,024        | 258,848              |

| EXTRA FEATURES |            |             |         |   |   |          |    |          |                |
|----------------|------------|-------------|---------|---|---|----------|----|----------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE |
| 1              | 0812       | CONCRETE C  | 0 100   | 0 | 0 | 1,354.00 | SF | 4.00     | 4.00           |
| 2              | 0500       | FP-PRE FAB  | 0 100   | 0 | 0 | 1.00     | UT | 3,500.00 | 3,500.00       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        |



|                                 |            |    |           |            |
|---------------------------------|------------|----|-----------|------------|
| BLD DATE                        | 03/03/2023 | NW | LGL DATE  |            |
| XF DATE                         |            |    | LAND DATE | 05/21/2025 |
| INC DATE                        |            |    | AG DATE   | MLU        |
| 43877 THOMAS CREEK RD, CALLAHAN |            |    |           |            |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 6      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 6              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 258,848     |        |
| TOTAL MARKET OB/XF VALUE  |  | 7,629       |        |
| TOTAL LAND VALUE - MARKET |  | 45,000      |        |
| TOTAL MARKET VALUE        |  | 311,477     |        |
| SOH/AGL Deduction         |  | 93,432      |        |
| ASSESSED VALUE            |  | 218,045     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 167,323     |        |
| TOTAL JUST VALUE          |  | 311,477     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 284,212     |        |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 20006728   | REPAIR/RRF  | 13,000 | 07/30/2020 |

| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 2359/1891                      | 5/08/2020 | WD        | Q     | I     | 01     | 220,500    |
| GRANTOR: OLIVER SHADE H        |           |           |       |       |        |            |
| GRANTEE: GROLAND MICHAEL J     |           |           |       |       |        |            |
| 2196/1071                      | 5/09/2018 | WD        | Q     | I     | 01     | 205,000    |
| GRANTOR: WILLIAMS BRYAIN S & T |           |           |       |       |        |            |
| GRANTEE: OLIVER SHADE H        |           |           |       |       |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                          |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2005] W10 UOP=[YR=2017] N10 W26 S10 E26\$ W36 S44 E10<br>FOP=[YR=2005] S2 E6 N3 W6 S1\$ N1 E15 FGR=[YR=2005] S8 E21<br>N20 W21 S12\$ N12 E21 N31\$ . |  |  |  |  |  |  |  |  |  |