LOT 1175
IN OR 2143/1316
TOWN OF CRAWFORD SUB

**PENNINGTON BRYAN W & EMILY J**
33444 CRIPPLE HORSE TRL
CALLAHAN, FL 32011

**2025**

**14-1N-24-2180-1175-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

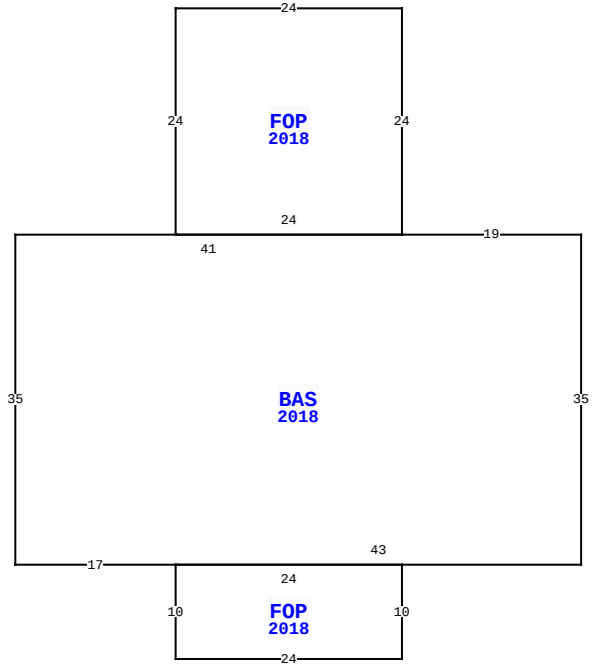
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,100 | 100 | 2018 | 2,100 | 317,833 |
| FOP | 240 | 30 | 2018 | 72 | 10,898 |
| FOP | 576 | 30 | 2018 | 173 | 26,184 |
| TOTALS | 2,916 | | | 2,345 | 354,914 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,345 | 117.6000 | 155.23 | 364,014 | 2018 | 2018 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SNGL FAM – 100% - 2019 Heated Area: 2100 HX Base Yr 2019




33444 CRIPPLE HORSE TR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | 03/10/2025 KBA |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 354,914 |
| TOTAL MARKET OB/XF VALUE | | 94,600 |
| TOTAL LAND VALUE - MARKET | | 202,600 |
| TOTAL MARKET VALUE | | 522,604 |
| SOH/AGL Deduction | | 212,934 |
| ASSESSED VALUE | | 309,670 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 258,948 |
| TOTAL JUST VALUE | | 652,114 |
| NCON VALUE | | 19,000 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 571,539 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240006176 | AG BARN T-300 FOR | 0 | 05/22/2024 |
| 18008800 | CO ISSUED | 0 | 08/28/2018 |
| 17007192 | NEW CONSTR | 262,650 | 11/06/2017 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2143/1316 | 8/24/2017 | QC | U | V | 11 | 100 |
| GRANTOR: PENNINGTON BRYAN W | | | | | | |
| GRANTEE: PENNINGTON BRYAN W | | | | | | |
| 2143/1307 | 8/23/2017 | WD | U | V | 11 | 100 |
| GRANTOR: CAPPS LIVING TRUST | | | | | | |
| GRANTEE: PENNINGTON BRYAN WA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W19 FOP=[YR=2018] N24 W24 S24 E24$ W41 S35 E17
FOP=[YR=2018] S10 E24 N10 W24$ E43 N35$.

## 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 | 0681 | POLE SHED | 0 | 100 | 60 | 50 | 3,000.00 | SF | 30.00 | 30.00 | 100 | 2018 | 2018 | 3 | 84 | 75,600 | |
| 2 | 0680 | POLE SHED | 0 | 100 | 50 | 38 | 1,900.00 | SF | 10.00 | 10.00 | 100 | 2025 | 2024 | | 100 | 19,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 94,600

| 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 | 005000 | C | AGRICULTURAL | 100 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 70,000 | | | | | | | |
| 2 | 005010 | A | SERVICE ACRE | 0 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 500 | | | | | | | |
| 3 | 006005 | A | PASTURE - GR | 0 | | OR | 0.00 | 0.00 | 7.00 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 2,590 | | | | | | | |
| 4 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 8.00 | AC | | 1.00 | 1.00 | 0.85 | 19,500.00 | 16,575.00 | 132,600 | | | | | | | |

REVIEW DATE 01/03/2025 BY WW Total Acres: 10.00 Total Land Value: 73,090 Market: 132,600 Agricultural: 3,090 Common: 70,000 PRINTED 07/30/2025 BY SYS