LOT 1187
IN OR 2170/1862
TOWN OF CRAWFORD S/D SEC 14-1N-2

ROA JUAN F & MELANIA D
33393 CRIPPLE HORSE DR
CALLAHAN, FL 32011

2025

14-1N-24-2180-1187-0000

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

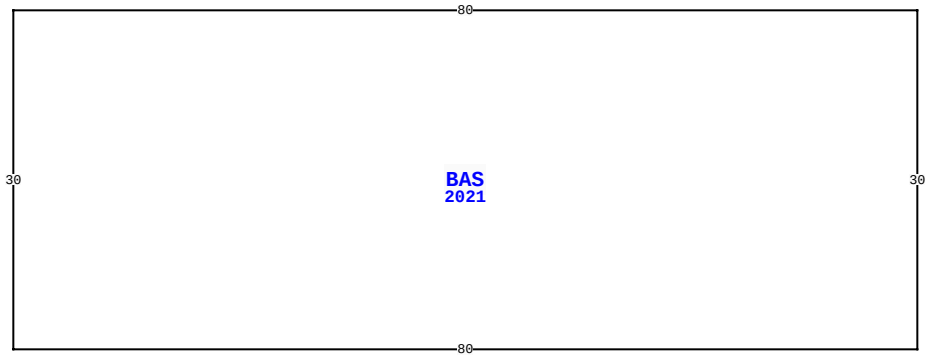
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2021	2,400	269,914
TOTALS	2,400			2,400	269,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,400	126.2240	113.60	272,640	2021	2021	0	0	0	1.00	99.00

1 SFR MODULR – 100% - 2022 Heated Area: 2400 HX Base Yr 2022



33393 CRIPPLE HORSE TR, 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		298,352
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		165,750
TOTAL MARKET VALUE		467,567
SOH/AGL Deduction		150,023
ASSESSED VALUE		317,544
TOTAL EXEMPTION VALUE	VX HX HB	55,722
BASE TAXABLE VALUE		261,822
TOTAL JUST VALUE		467,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016654	CO ISSUED	0	12/01/2021
21014801	CARPORT	15,089	10/26/2021
21014676	GARAGE	87,664	10/25/2021
21009384	MODULAR HM	0	07/19/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2170/1862	1/16/2018	WD	Q	V	01	74,000
GRANTOR: JMC NASSAU COUNTY PRO						
GRANTEE: ROA JUAN F & MELANI						
1776/1424	1/31/2012	WD	U	V	30	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: JMC NASSAU COUNTY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W80 S30 E80 N30$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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		OR	0.00	0.00	10.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	165,750							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.00 Total Land Value: 165,750 Market: 0 Agricultural: 0 Common: 165,750 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

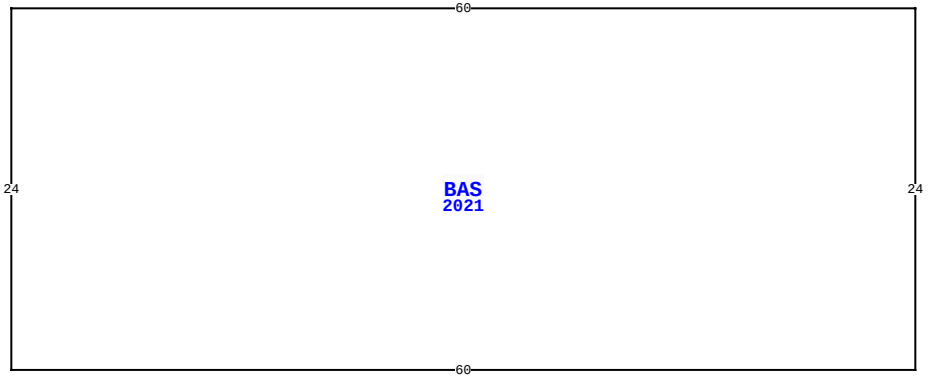
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	2021	1,440	28,438
TOTALS	1,440			1,440	28,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,440	55.0160	20.36	29,318	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2022 Heated Area: 1440 HX Base Yr 2022



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GRANTEE: ROA JUAN F & MELANI						
1776/1424	1/31/2012	WD	U	V	30	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: JMC NASSAU COUNTY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W60 S24 E60 N24$.

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

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.00 Total Land Value: 165,750 Market: 0 Agricultural: 0 Common: 165,750 PRINTED 07/30/2025 BY SYS