LOT 1189
TOWN OF CRAWFORD SUB

GARREN LEE
33400 CRIPPLE HORSE TRL
CALLAHAN, FL 32011

2025

14-1N-24-2180-1189-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

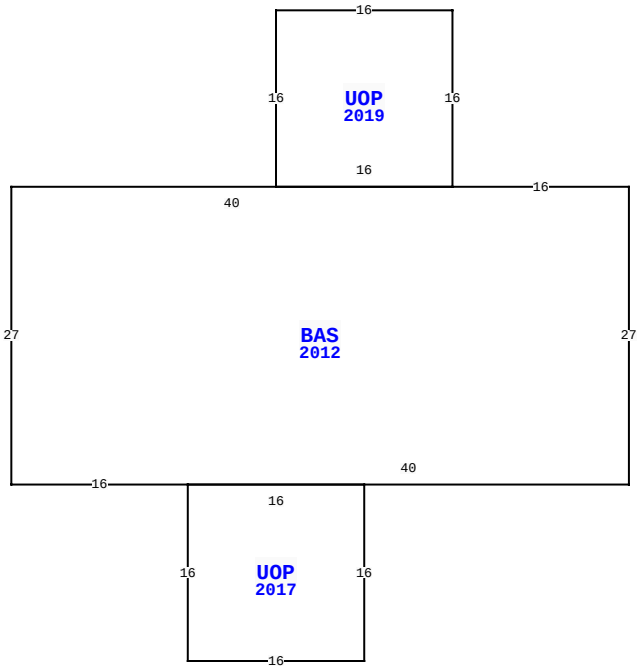
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,512	100	2012	1,512	83,774
UOP	256	25	2017	64	3,546
UOP	256	25	2019	64	3,546
TOTALS	2,024			1,640	90,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,640	116.4000	98.94	162,262	2001	2006	0	0	0	44.00	56.00

1 M/H 94+ – 100% - 2017 Heated Area: 1512 HX Base Yr 2017



33400 CRIPPLE HORSE TRL, 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		90,867
TOTAL MARKET OB/XF VALUE		16,380
TOTAL LAND VALUE - MARKET		165,750
TOTAL MARKET VALUE		272,997
SOH/AGL Deduction		128,025
ASSESSED VALUE		144,972
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		89,250
TOTAL JUST VALUE		272,997
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530109	GARAGE	27,928	03/31/2015
MH5408	MH MOVE-ON	0	05/01/2012
E24996	MOBILE HOME	0	05/01/2012
P15870	MOBILE HOME	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2486/43	8/03/2021	FJ	U	I	11	0
GRANTOR: GARREN SAMANTHA LYNN						
GRANTEE: GARREN LEE MICHAEL						
2054/0931	6/22/2016	QC	U	I	11	50,000
GRANTOR: LINDSEY JAMES & CHARL						
GRANTEE: GARREN SAMANTHA & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W16 UOP=[YR=2019] N16 W16 S16 E16$ W40 S27 E16
UOP=[YR=2017] S16 E16 N16 W16$ E40 N27$.

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	2001	2001	3	84	2,940	
2	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2012	2012	3	64	13,440	

LAND DESCRIPTION

TOTAL OB/XF 16,380

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	0007	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