PT LOT 1191
BEING PARCEL 1 IN OR 2536/629
TOWN OF CRAWFORD SUB

CARTER ADAM & MORGAN N
33350 CRIPPLE HORSE TRAIL
CALLAHAN, FL 32011

2025

14-1N-24-2180-1191-0010

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 70
Interior Floo	14	CARPET 30
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	05	Quality Level 05

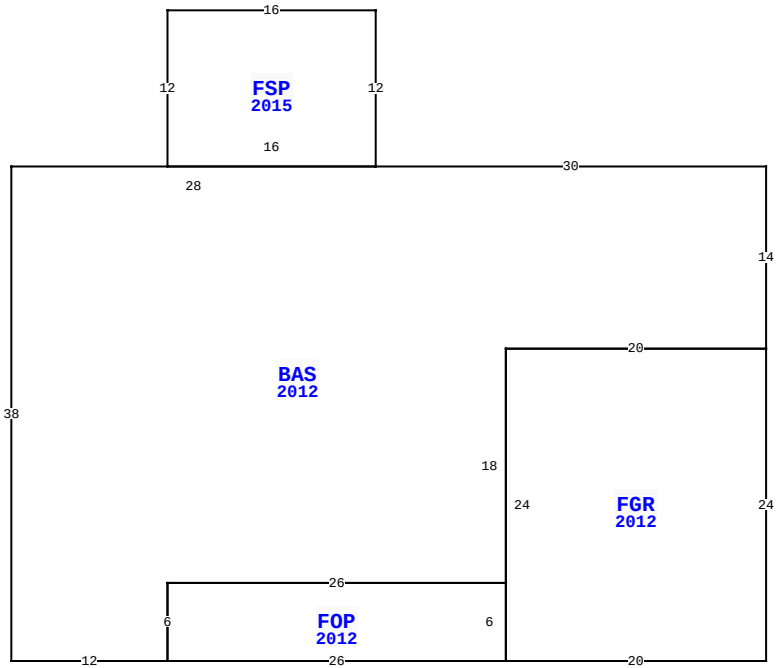
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2012	1,568	234,888
FGR	480	55	2012	264	39,547
FOP	156	30	2012	47	7,040
FSP	192	40	2015	77	11,535
TOTALS	2,396			1,956	293,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,956	120.0892	158.52	310,065	2012	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2019 Heated Area: 1568 HX Base Yr 2019



33350 CRIPPLE HORSE TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		293,011
TOTAL MARKET OB/XF VALUE		5,568
TOTAL LAND VALUE - MARKET		116,535
TOTAL MARKET VALUE		415,114
SOH/AGL Deduction		192,835
ASSESSED VALUE		222,279
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,557
TOTAL JUST VALUE		415,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,784

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2536/0629	1/21/2022	QC	U	I	11	100
GRANTOR: CARTER ADAM & MORGAN						
GRANTEE: CARTER ADAM & MORGA						
2223/0271	6/06/2018	WD	U	I	11	100
GRANTOR: CHURCH KIM						
GRANTEE: CARTER ADAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W30 FSP=[YR=2015] N12 W16 S12 E16$ W28 S38 E12 FOP=[YR=2012] E26 FGR=[YR=2012] E20 N24 W20 S24$ N6 W26 S6$ N6 E26 N18 E20 N14$.

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	1242	WD DECK A	0	100	32	8	256.00	SF	10.00	10.00	100	2015	2015	3	65	1,664	
2	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	5.20	100	2012	2012	3	92	3,904	

LAND DESCRIPTION

TOTAL OB/XF 5,568

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	4.57	AC		1.00	1.00	0.85	30,000.00	25,500.00	116,535							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 4.57 Total Land Value: 116,535 Market: 0 Agricultural: 0 Common: 116,535 PRINTED 07/30/2025 BY SYS