LOT 1194 (EX PT IN R/W)
IN OR 2046/648
TOWN OF CRAWFORD SUB UNR

STEPHENS MICHELE L
36300 SAGEBRUSH LN
CALLAHAN, FL 32011

2025

14-1N-24-2180-1194-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

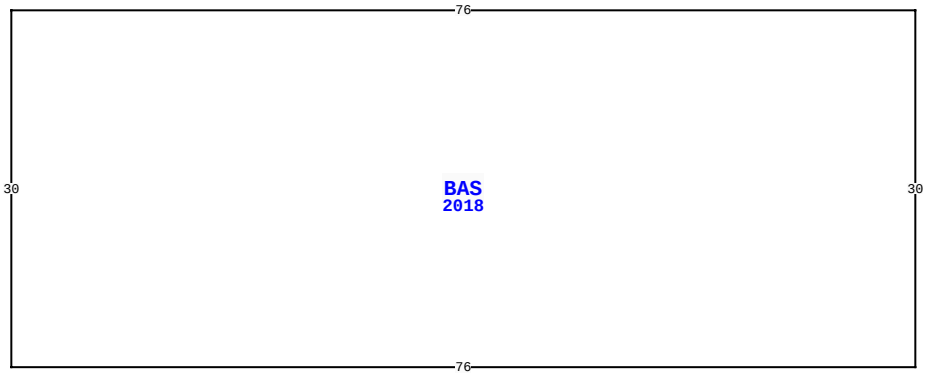
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	277,081
TOTALS	2,280			2,280	277,081

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	158.8600	135.03	307,868	2018	2018	0	0	0	10.00	90.00

1 M/H 94+ – 100% - 2019 Heated Area: 2280 HX Base Yr 2019



36300 SAGEBRUSH LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/16/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		277,081
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		179,423
TOTAL MARKET VALUE		326,339
SOH/AGL Deduction		182,724
ASSESSED VALUE		143,615
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,893
TOTAL JUST VALUE		456,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18003337	CO ISSUED	0	04/03/2018
17007623	MH MOVE-ON	0	12/04/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2046/0653	5/09/2016	QC	U	V	11	100
GRANTOR: RAYONIER ATLANTIC TIM						
GRANTEE: STEPHENS MICHELE L						
2046/0648	5/09/2016	SW	Q	V	01	55,000
GRANTOR: TERRAPOINTE LLC						
GRANTEE: STEPHENS MICHELE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S30 E76 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

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
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	8.11	AC		1.00	1.00	1.00	525.00	525.00	4,258							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.11	AC		1.00	1.00	0.85	19,500.00	16,575.00	134,423							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 9.11 Total Land Value: 49,258 Market: 134,423 Agricultural: 4,258 Common: 45,000 PRINTED 07/30/2025 BY SYS