LOTS 1209,1210 & 1218
TOWN OF CRAWFORD S/D IN
SEC 15-1N-24E U/R

STERN JUSTIN D
32422 FOX DEN LANE
CALLAHAN, FL 32011

2025

15-1N-24-2180-1209-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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

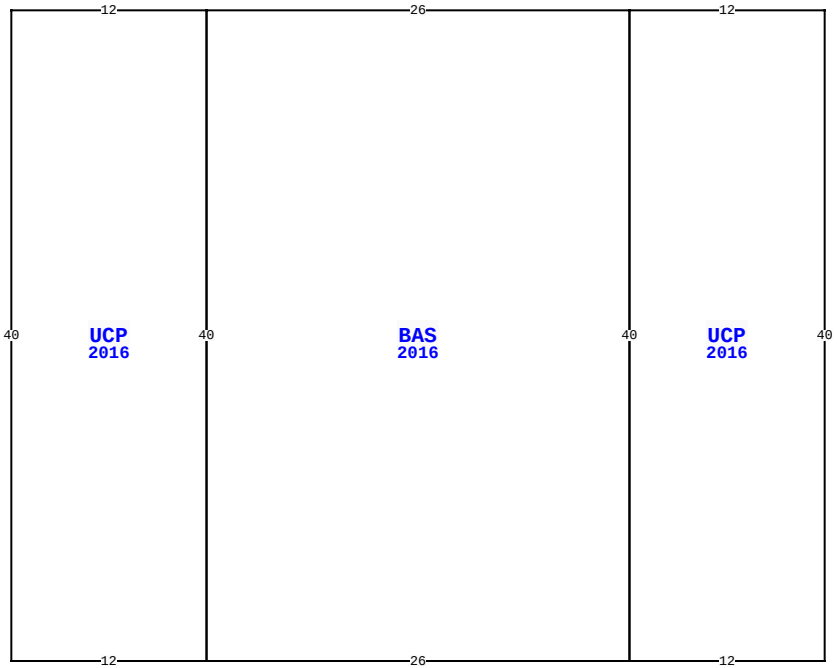
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2016	1,040	19,854
UCP	480	20	2016	96	1,833
UCP	480	20	2016	96	1,833
TOTALS	2,000			1,232	23,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,232	56.0740	20.75	25,564	2016	2016	0	0	0	8.00	92.00

1 GARAGE RES – 0% - 0 Heated Area: 1040 HX Base Yr



WOODS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	11/06/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,519
TOTAL MARKET OB/XF VALUE	107,064
TOTAL LAND VALUE - MARKET	435,000
TOTAL MARKET VALUE	145,658
SOH/AGL Deduction	18,968
ASSESSED VALUE	126,690
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,690
TOTAL JUST VALUE	565,583
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,795

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001785	BARN	0	02/26/2020
B1633360	BARN 26X40	0	11/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1980/1912	5/18/2015	WD	Q	V	05	233,200

GRANTOR: CRAWFORD RIDGE LLC
GRANTEE: STERN JUSTIN D

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2016] W12 BAS=[YR=2016] W26 UCP=[YR=2016] W12 S40 E12 N40$ S40 E26 N40$ S40 E12 N40$.

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	0680	POLE SHED	0	0	110	40	4,400.00	SF	10.00	10.00	100	2020	2020	3	90	39,600	
2	0680	POLE SHED	0	0	30	26	780.00	SF	10.00	10.00	100	2016	2016	3	78	6,084	
3	0680	POLE SHED	0	0	110	30	3,300.00	SF	10.00	10.00	100	2022	2021	3	93	30,690	
4	0680	POLE SHED	0	0	110	30	3,300.00	SF	10.00	10.00	100	2022	2021		93	30,690	

LAND DESCRIPTION

TOTAL OB/XF 107,064

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	25.00	AC		1.00	1.00	1.00	525.00	525.00	13,125							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	390.00	390.00	1,950							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	435,000							

REVIEW DATE 05/01/2025 BY WWA Total Acres: 30.00 Total Land Value: 15,075 Market: 435,000 Agricultural: 15,075 Common: 0 PRINTED 07/30/2025 BY SYS