LOT 1269
IN OR 2265/1135
TOWN OF CRAWFORD

WRIGHT NATHAN H/GORE TAYLOR WRIGHT
36225 SAGEBRUSH LN
CALLAHAN, FL 32011

2025

23-1N-24-2180-1269-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Quality	04	Quality Level 04

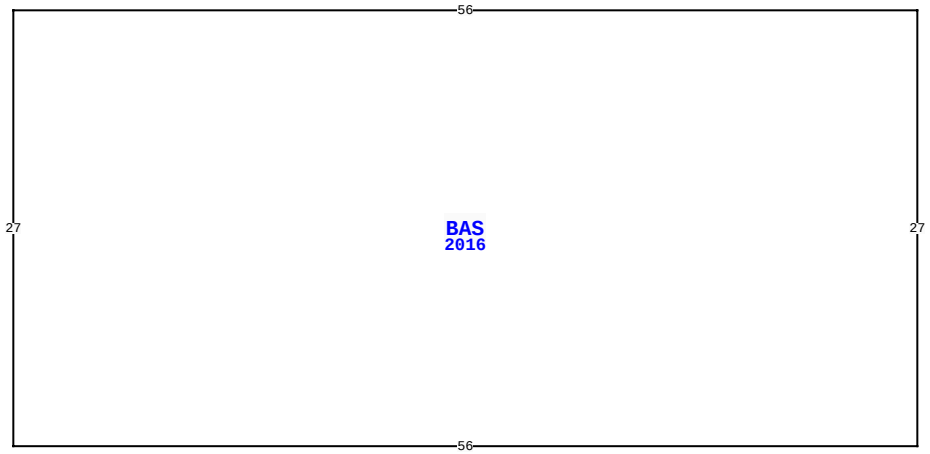
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2016	1,512	132,101
TOTALS	1,512			1,512	132,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	128.4800	109.21	165,126	2016	2016	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2020 Heated Area: 1512 HX Base Yr 2020



36225 SAGEBRUSH LN, 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		160,843
TOTAL MARKET OB/XF VALUE		3,542
TOTAL LAND VALUE - MARKET		150,998
TOTAL MARKET VALUE		315,383
SOH/AGL Deduction		82,320
ASSESSED VALUE		233,063
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		182,341
TOTAL JUST VALUE		315,383
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002379	GARAGE	29,200	03/17/2020
MG165796	CO ISSUED	0	12/28/2016
MH165796	MH MOVE-ON	0	11/02/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2265/1135	3/29/2019	WD	Q	I	01	210,000
GRANTOR: HUTCHINSON SETH						
GRANTEE: WRIGHT NATHAN & TAY						
2058/1576	7/15/2016	QC	U	V	11	52,500
GRANTOR: PATTERSON BOBBY JR &						
GRANTEE: HUTCHINSON SETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W56 S27 E56 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	1242	WD DECK A	0	100	36	12	432.00	SF	10.00	10.00	100	2019	2019	3	82	3,542	

LAND DESCRIPTION

TOTAL OB/XF 3,542

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	0005	OR	0.00	0.00	9.11	AC		1.00	1.00	0.85	19,500.00	16,575.00	150,998							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 9.11 Total Land Value: 150,998 Market: 0 Agricultural: 0 Common: 150,998 PRINTED 07/30/2025 BY SYS

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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

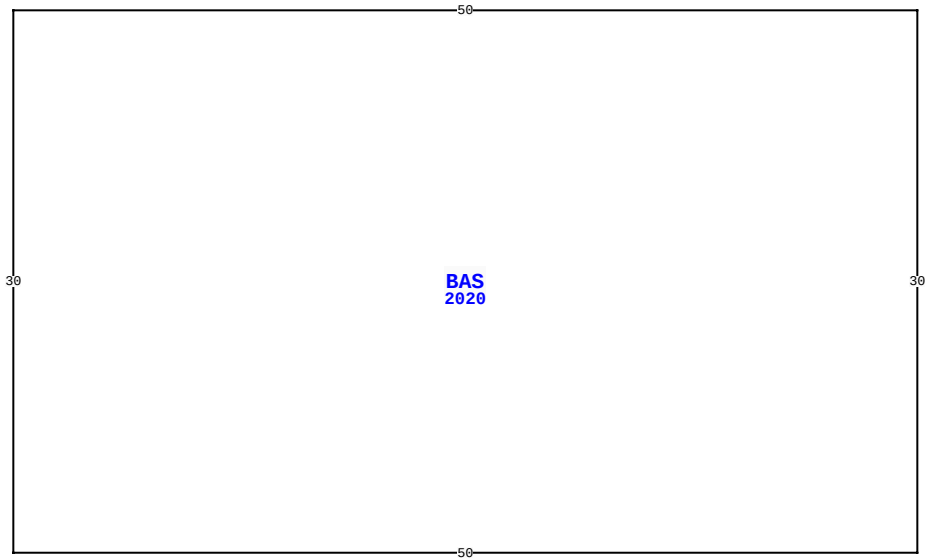
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2020	1,500	28,742
TOTALS	1,500			1,500	28,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	53.9580	19.96	29,940	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2020 Heated Area: 1500 HX Base Yr 2020



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GRANTOR: PATTERSON BOBBY JR &						
GRANTEE: HUTCHINSON SETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W50 S30 E50 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

REVIEW DATE 05/08/2024 BY TWA Total Acres: 9.11 Total Land Value: 150,998 Market: 0 Agricultural: 0 Common: 150,998 PRINTED 07/30/2025 BY SYS