LOT 1275
IN OR 2543/1260
PT ABND R/W RESOLUTION

ABBOTT SETH MICHAEL
33190 CROSSFIRE TRAILS
CALLAHAN, FL 32011

2025

23-1N-24-2180-1275-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

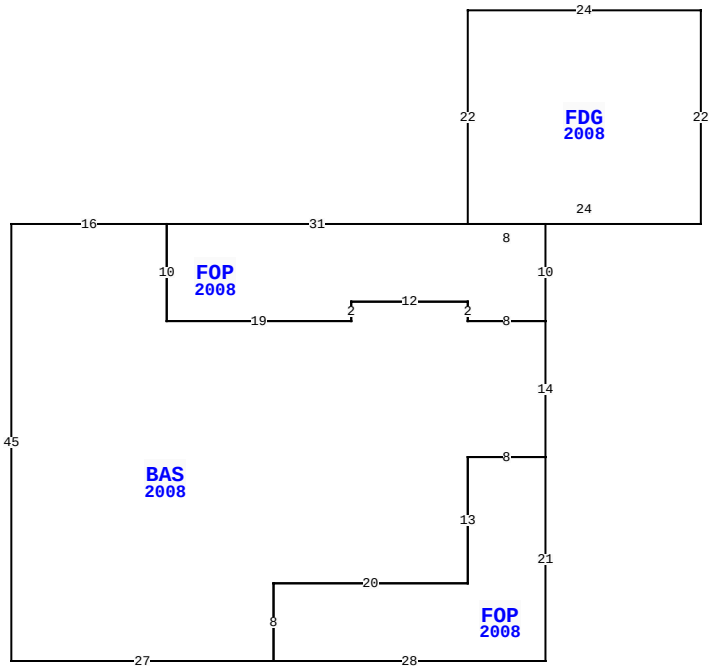
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,781	100	2008	1,781	221,134
FDG	528	60	2008	317	39,360
FOP	328	30	2008	98	12,168
FOP	366	30	2008	110	13,658
TOTALS	3,003			2,306	286,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,306	134.2257	134.23	309,534	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1781 HX Base Yr 2023



33190 CROSSFIRE TRL, CALLAHAN

BLD DATE	12/12/2008 JH	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		286,319
TOTAL MARKET OB/XF VALUE		9,360
TOTAL LAND VALUE - MARKET		173,209
TOTAL MARKET VALUE		468,888
SOH/AGL Deduction		3,468
ASSESSED VALUE		465,420
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		414,698
TOTAL JUST VALUE		468,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20002	NEW CONSTR	0	11/01/2007
C20002	CO ISSUED	0	11/01/2007
B20810	AG BARN	0	11/01/2007
E19916	ELEC OTHER	8,000	08/01/2007
M13246	MECH OTHER	0	08/01/2007
P12617	OTHER	0	08/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2543/1260	3/02/2022	WD	Q	I	01	500,000
GRANTOR: CROSS RONALD P & JANE						
GRANTEE: ABBOTT SETH MICHAEL						
1803/0784	6/28/2012	WD	U	I	11	100
GRANTOR: INTERNATIONAL PAPER R						
GRANTEE: WOOTEN THOMAS & OLI						

BUILDING NOTES

BUILDING DIMENSIONS

FDG=[YR=2008] W24 S22 FOP=[YR=2008] W31 BAS=[YR=2008] W16 S45 E27 FOP=[YR=2008] E28 N21 W8 S13 W20 S8$ N8 E20 N13 E8 N14 W8 N2 W12 S2 W19 N10$ S10 E19 N2 E12 S2 E8 N10 W8$ E24 N22$.

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	0681	POLE SHED	0	100	50	24	1,200.00	SF	15.00	15.00	100	2009	2009	3	52	9,360	

LAND DESCRIPTION

TOTAL OB/XF 9,360

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	10.45	AC		1.00	1.00	0.85	19,500.00	16,575.00	173,209							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.45 Total Land Value: 173,209 Market: 0 Agricultural: 0 Common: 173,209 PRINTED 07/30/2025 BY SYS