L/E OR 1278/165
ESMT OR 580/80

CRAWFORD ROBERT L REVOC TRUST
56126 BOGGY TRAIL
CALLAHAN, FL 32011

2025

34-3N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

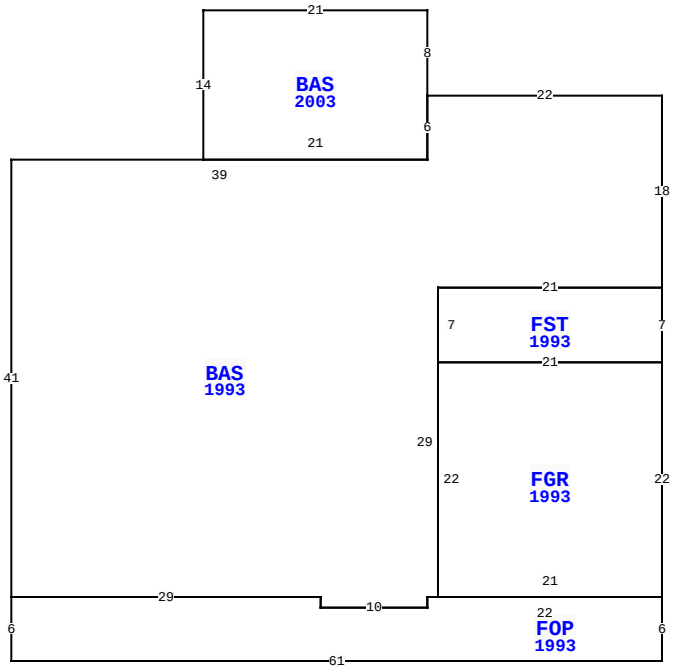
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	1993	2,034	194,224
BAS	294	100	2003	294	28,074
FGR	462	55	1993	254	24,254
FOP	356	30	1993	107	10,217
FST	147	55	1993	81	7,734
TOTALS	3,293			2,770	264,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,770	92.4480	122.03	338,023	1990	1995	0	0	0	21.75	78.25

1 SNGL FAM – 0% - 0 Heated Area: 2328 HX Base Yr



56126 BOGGY TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	264,503
TOTAL MARKET OB/XF VALUE	22,401
TOTAL LAND VALUE - MARKET	151,470
TOTAL MARKET VALUE	334,100
SOH/AGL Deduction	60,036
ASSESSED VALUE	274,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	274,064
TOTAL JUST VALUE	438,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	398,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6013	NEW CONSTR	76,719	09/27/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2490/0786	8/24/2021	TD	U	I	11	100
GRANTOR: CRAWFORD FAMILY REVOC						
GRANTEE: CRAWFORD PEGGY ANN						
2476/0971	6/30/2021	TD	U	I	11	100
GRANTOR: CRAWFORD FAMILY REVOC						
GRANTEE: CRAWFORD PEGGY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 BAS=[YR=2003] N8 W21 S14 E21 N6$ S6 W39 S41 FOP=[YR=1993] S6 E61 N6 FGR=[YR=1993] N22 FST=[YR=1993] N7 W21 S7 E21$ W21 S22 E21$ W22 S1 W10 N1 W29$ E29 S1 E10 N1 E1 N29 E21 N18$.

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	0511	GARAGE CB-	0	0	28	26	728.00	SF	40.00	40.00	100	1990	1990	3	57	16,598	
2	0940	SHEDS/PORT	0	0	12	8	96.00	SF	19.50	19.50	100	1975	1975	3	20	374	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
4	0812	CONCRETE C	0	0	0	0	1,368.00	SF	4.00	4.00	100	1990	1990	3	57	3,119	

LAND DESCRIPTION

TOTAL OB/XF 22,401

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	0	0005	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	3.46	AC		1.00	1.00	1.00	525.00	525.00	1,816							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.46	AC		1.00	1.00	1.00	19,500.00	19,500.00	106,470							

REVIEW DATE 08/05/2020 BY KBA Total Acres: 6.46 Total Land Value: 47,196 Market: 106,470 Agricultural: 2,196 Common: 45,000 PRINTED 07/30/2025 BY SYS