IN OR 2126/1099
EX 7-1
R567673

CREWS JOSEPH/CREWS STARR E
11322 GARDEN BLVD
JACKSONVILLE, FL 32218

2025

51-2N-25-0000-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	02	Quality Level 02

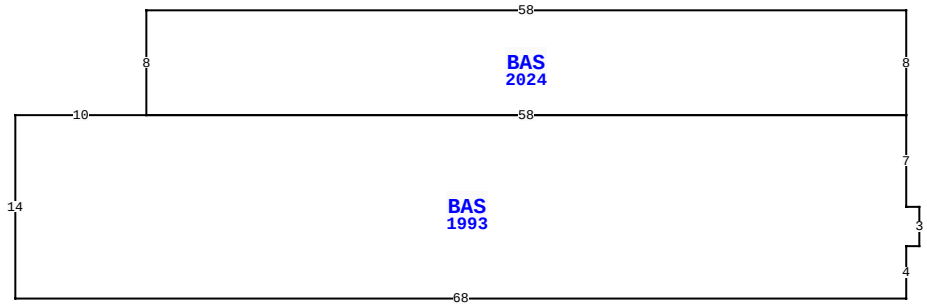
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	955	100	1993	955	18,548
BAS	464	100	2024	464	9,012
TOTALS	1,419			1,419	27,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,419	80.9200	64.74	91,866	1986	1986	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 1419 HX Base Yr



542775 US HWY 1, CALLAHAN

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/09/2025 MLU
AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	27,560
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	77,700
TOTAL MARKET VALUE	105,860
SOH/AGL Deduction	18,934
ASSESSED VALUE	86,926
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,926
TOTAL JUST VALUE	105,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,412

ALSO OWNS COMMERCIAL SHOP ON PRCL 0007-0000 @ 5427
PRCL- ACCESS CABLED, EST FROM ROAD + USING 23 OBLI

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2126/1099	6/14/2017	QC	U	I	11	100
GRANTOR: HURST ROBIN						
GRANTEE: CREWS JOSEPH & STAR						
2122/1637	5/26/2017	WD	Q	I	05	160,000
GRANTOR: HURST ROBIN BURCH						
GRANTEE: CREWS JOSEPH & STAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W58 W10 S14 E68 N4 E1 N3 W1 N7 $
BAS=[YR=2024;ORIG=-58,0] E58 N8 W58 S8 $
.

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	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1975	1975	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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	0	0004	RM	0.00	0.00	2.22	AC		1.00	1.00	1.00	35,000.00	35,000.00	77,700							

REVIEW DATE 11/29/2023 BY KWX Total Acres: 2.22 Total Land Value: 77,700 Market: 0 Agricultural: 0 Common: 77,700 PRINTED 07/30/2025 BY SYS