LOT 1
FARS SUB PB 8/15

JEEBOO SAMUEL S & FARINA
24958 CRAWFORD RD
CALLAHAN, FL 32011

2026

11-1N-24-0500-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

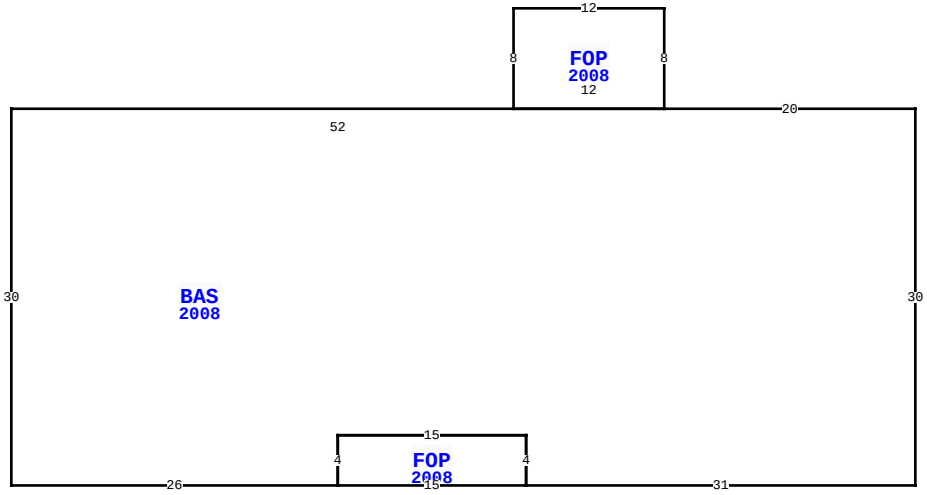
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2008	2,100	215,876
FOP	60	30	2008	18	1,851
FOP	96	30	2008	29	2,981
TOTALS	2,256			2,147	220,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,147	112.2100	117.82	252,960	2008	2008	0	0	0	12.75	87.25

1 SINGLE FAM 100% - 2009 Heated Area: 2100 HX Base Yr 2009



24958 CRAWFORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		220,708
TOTAL MARKET OB/XF VALUE		4,266
TOTAL LAND VALUE - MARKET		107,520
TOTAL MARKET VALUE		332,494
SOH/AGL Deduction		162,281
ASSESSED VALUE		170,213
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,802
TOTAL JUST VALUE		332,494
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,036

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13576	MECH OTHER	0	01/01/2008
B20842	B001	175,000	12/01/2007
C20842	CO ISSUED	175,000	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W20 FOP=[YR=2008] N8 W12 S8 E12$ W52 S30 E26
FOP=[YR=2008] E15 N4 W15 S4$ N4 E15 S4 E31 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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2009	2009	3	31	1,116	

LAND DESCRIPTION

TOTAL OB/XF 4,266

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	0006	OR	0.00	0.00	5.12	AC		1.00	1.00	1.00	21,000.00	21,000.00	107,520							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.12 Total Land Value: 107,520 Market: 0 Agricultural: 0 Common: 107,520 PRINTED 07/09/2026 BY SYS