LOT 37
PT OR 1236/1082
TOWN OF CRAWFORD

THARPE PATRICIA A
PO BOX 121
CALLAHAN, FL 32011-0121

2026

11-1N-24-2180-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

CYPRESS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/16/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	3,725
SOH/AGL Deduction	0
ASSESSED VALUE	3,725
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,725
TOTAL JUST VALUE	190,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1236/1082	6/09/2004	TD	Q	V		50,000
GRANTOR: FIFTH THIRD BANK TRUS						
GRANTEE: THARPE EMMETTE C &						
1127/1183	4/04/2003	PR	Q	V	01	100
GRANTOR: FIFTH THIRD BANK P/R						
GRANTEE: FIFTH THIRD BANK TR						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	395.00	395.00	3,555							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	170.00	170.00	170							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	190,000							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 10.00 Total Land Value: 3,725 Market: 190,000 Agricultural: 3,725 Common: 0 PRINTED 07/09/2026 BY SYS