PT OF LOT 56
IN OR 2809/1854
TOWN OF CRAWFORD

MCFALL FAMILY PROPERTIES LLC
24899 CRAWFORD RD
CALLAHAN, FL 32011

2026

11-1N-24-2180-0056-0060

BUILDING CHARACTERISTICS

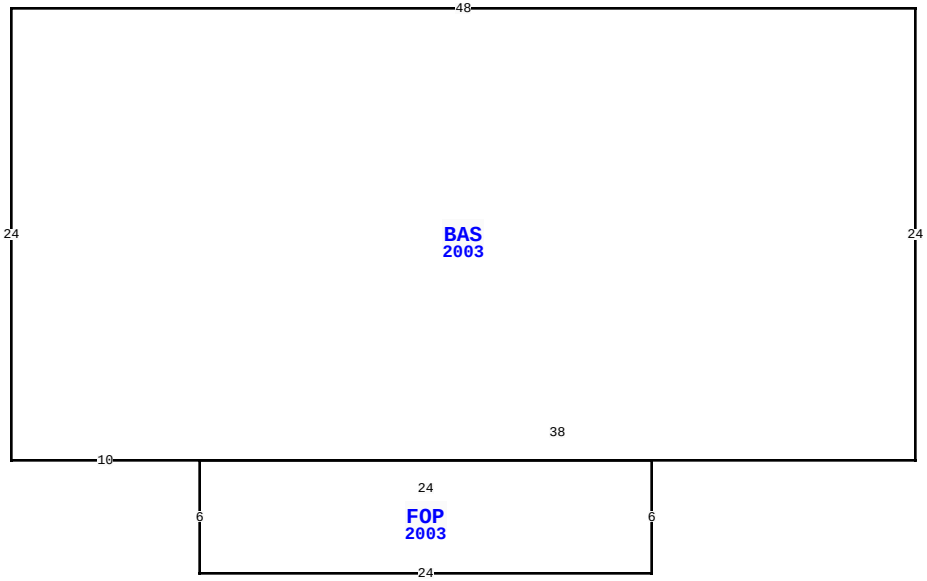
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	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	1,152	100	2003	1,152	100,935
FOP	144	30	2003	43	3,767
TOTALS	1,296			1,195	104,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,195	93.4920	98.17	117,313	2003	2003	0	0	0	10.75	89.25

1 SINGLE FAM 0% - 2026 Heated Area: 1152 HX Base Yr



24899 CRAWFORD RD, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	104,702
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	144,702
SOH/AGL Deduction	0
ASSESSED VALUE	144,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	144,702
TOTAL JUST VALUE	144,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310982	NEW CONSTR	77,472	01/04/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2809/1854	8/12/2025	WD	Q	I	01	175,000
GRANTOR: WILLIAMS KEITH A						
GRANTEE: MCFALL FAMILY PROPE						
1042/1933	3/11/2002	WD	Q	V		18,000
GRANTOR: STARLING DONNIE & LYN						
GRANTEE: WILLIAMS KEITH A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W48 S24 E10 FOP=[YR=2003] S6 E24 N6 W24 $ E38 N24 $.

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	000100	C	RES	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS