

LOTS 89,90,91,92,93,94,95 & 96
(EX UTIL ESMT IN OR 1092/951)
TOWN OF CRAWFORD S/D IN

PICKETT RYAN
8020 ANDREA PLACE
BRYCEVILLE, FL 32209

2026

14-1N-24-2180-0089-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																	
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																	
																		VALUATION BY STANDARD																	
																		Tax Group: 6						Tax Dist:											
																		BUILDING MARKET VALUE												0					
																		TOTAL MARKET OB/XF VALUE												0					
																		TOTAL LAND VALUE - MARKET												37,280					
																		TOTAL MARKET VALUE												37,280					
																		SOH/AGL Deduction												7,560					
																		ASSESSED VALUE												29,720					
																		TOTAL EXEMPTION VALUE												0					
																		BASE TAXABLE VALUE												29,720					
TOTAL JUST VALUE												37,280																							
NCON VALUE												0																							
INCOME VALUE																																			
PREVIOUS YEAR MKT VALUE												41,940																							
DOR CODE						0000						VACANT																							
MAP NUM												MKT AREA						08																	
NEIGHBORHOOD/LOC						8005.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
TOTALS																																			
EXTRA FEATURES						US HWY 301, CALLAHAN																													
L N	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																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	0.93	AC		1.00	1.00	1.00	40,000.00	40,000.00	37,280																		
REVIEW DATE 05/15/2026 BY MLU Total Acres: 0.93 Total Land Value: 37,280 Market: 0 Agricultural: 0 Common: 37,280 PRINTED 07/09/2026 BY SYS																																			