LOT 1195
TOWN OF CRAWFORD SUB
ESMT IN OR 2284/1186

QUESENBERRY JOSHUA D
86282 SAND HICKORY TRAIL
YULEE, FL 32097

2026

14-1N-24-2180-1195-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

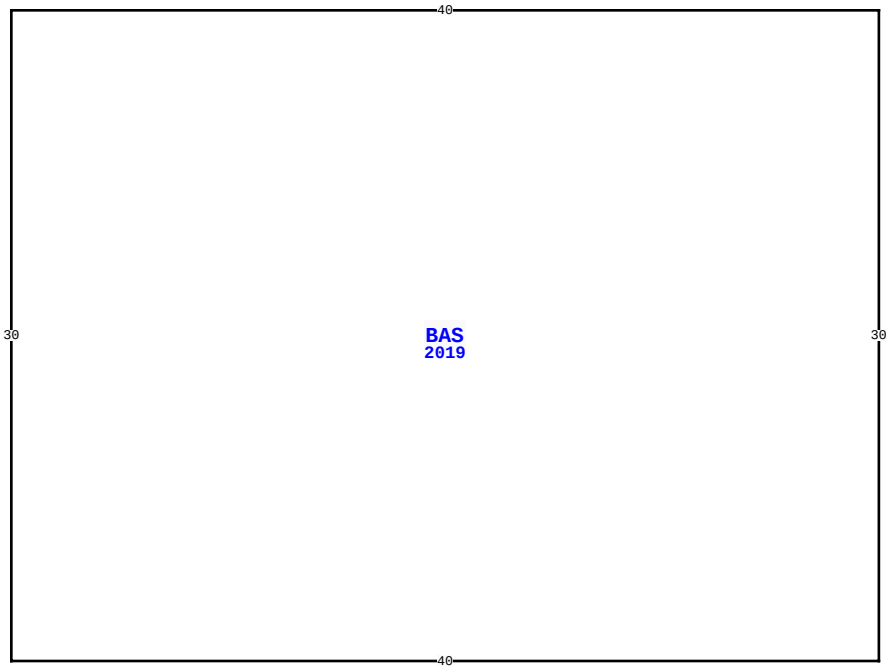
DOR CODE 9900 NO AG ACREAGE
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2019	1,200	24,669
TOTALS	1,200			1,200	24,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	56.0740	21.87	26,244	2019	2019	0	0	0	6.00	94.00

1 GARAGE RES 0% - 0 Heated Area: 1200 HX Base Yr



33526 CROSSFIRE TR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	24,669
TOTAL MARKET OB/XF VALUE	26,400
TOTAL LAND VALUE - MARKET	190,000
TOTAL MARKET VALUE	241,069
SOH/AGL Deduction	34,468
ASSESSED VALUE	206,601
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,601
TOTAL JUST VALUE	241,069
NCON VALUE	26,400
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	189,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250000030	POLE BARN 44X60 (	85,615	01/02/2025
19000492	GARAGE	57,360	01/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2853/1791	3/12/2026	QC	U	I	11	100
GRANTOR: QUESENBERRY JOSHUA D						
GRANTEE: QUESENBERRY JOSHUA						
2224/1235	9/13/2018	WD	Q	V	01	95,900
GRANTOR: NICHOLS MICHAEL J & J						
GRANTEE: QUESENBERRY JOSHUA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S30 E40 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	0680	POLE SHED	0	0	44	60	2,640.00	SF	10.00	10.00	100	2026	2025	03	100	26,400	

LAND DESCRIPTION

TOTAL OB/XF 26,400

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	009900	C	ACREAGE NON-	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 07/02/2025 BY WW Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS