LOT 1268
IN OR 503 PG 1026
TOWN OF CRAWFORD

JONES BRYCE R JR & ROBIN E
PO BOX 1133
CALLAHAN, FL 32011-1133

2026

23-1N-24-2180-1268-0000

BUILDING CHARACTERISTICS

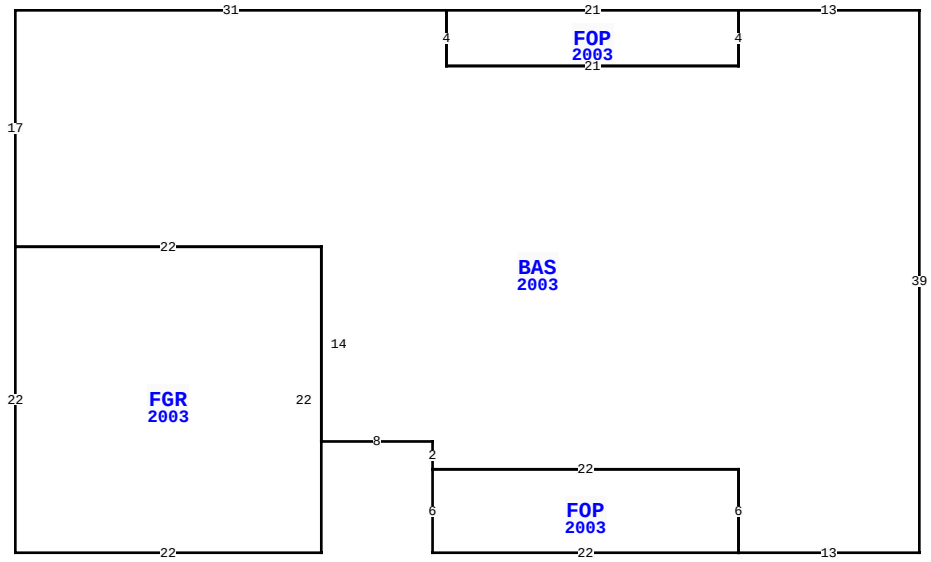
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,771	100	2003	1,771	207,045
FGR	484	55	2003	266	31,098
FOP	84	30	2003	25	2,923
FOP	132	30	2003	40	4,676
TOTALS	2,471			2,102	245,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,102	100.7244	140.01	294,301	2003	2003	0	0	0	16.50	83.50

1 SNGL FAM 100% - 0 Heated Area: 1771 HX Base Yr



33487 RATTLESNAKE TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,741
TOTAL MARKET OB/XF VALUE		4,235
TOTAL LAND VALUE - MARKET		153,780
TOTAL MARKET VALUE		403,756
SOH/AGL Deduction		270,030
ASSESSED VALUE		133,726
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,315
TOTAL JUST VALUE		403,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0310710	NEW CONSTR	2,000	01/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0503/1026	10/30/1986	QC	U	V		7,000

GRANTOR: RYALS DOROTHY

GRANTEE: JONES BRYCE ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 FOP=[YR=2003] W21 S4 E21 N4 $ S4 W21 N4 W31 S17 FGR=[YR=2003] S22 E22 N22 W22 $ E22 S14 E8 S2 FOP=[YR=2003] S6 E22 N6 W22 $ E22 S6 E13 N39 $.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
3	0351	CARPORT MT	0	100	20	18	360.00	SF	10.00	10.00	100	2010	2010	3	35	1,260	

LAND DESCRIPTION

TOTAL OB/XF 4,235

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	0005	OR	0.00	0.00	7.20	AC		1.00	1.00	1.00	21,000.00	21,000.00	151,200							
2	009530	C	POND	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500							
3	009400	C	RIGHT-OF-WAY	0		OR	0.00	0.00	0.80	AC		1.00	1.00	1.00	100.00	100.00	80							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 9.00 Total Land Value: 153,780 Market: 0 Agricultural: 0 Common: 153,780 PRINTED 07/09/2026 BY SYS