PT OF LOT 1298
IN OR 1312/652
TOWN OF CRAWFORD SUB

CARROLL JAMES D & LISA S
33001 PIG TRAIL
CALLAHAN, FL 32011

2026

23-1N-24-2180-1298-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6000	PASTURELAND 1	
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					

MARKET ADJUSTMENTS

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

MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/26/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	140,700
TOTAL MARKET VALUE	2,479
SOH/AGL Deduction	0
ASSESSED VALUE	2,479
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,479
TOTAL JUST VALUE	140,700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1312/0652	4/26/2005	WD	Q	V		75,000
GRANTOR: MEADOWS MICHAEL E & C						
GRANTEE: CARROLL JAMES D & L						
0707/0583	6/17/1994	WD	Q	V		23,000
GRANTOR: HOBBS KATHRYN M						
GRANTEE: MEADOWS MICHAEL & C						

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	006000	A	PASTURE - HA	0		OR	0.00	0.00	6.70	AC		1.00	1.00	1.00	370.00	370.00	2,479							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.70	AC		1.00	1.00	1.00	21,000.00	21,000.00	140,700							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 6.70 Total Land Value: 2,479 Market: 140,700 Agricultural: 2,479 Common: 0 PRINTED 07/09/2026 BY SYS