LOT 1312 & E1/2 OF ABND R/W
LYING W THEREOF BY RES 1987-48
TOWN OF CRAWFORD S/D IN

STARLING DONNIE R & LYNDA L
33159 CONLEY ROAD
CALLAHAN, FL 32011

2026

23-1N-24-2180-1312-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

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

PIG TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	5,225
TOTAL MARKET VALUE	5,225
SOH/AGL Deduction	4,804
ASSESSED VALUE	421
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	421
TOTAL JUST VALUE	5,225
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	5,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0917/1147	1/28/2000	QC	Q	V		2,000

GRANTOR: SIMS JAY

GRANTEE: STARLING DONNIE R &

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	009630	C	SWAMP	0		OR	0.00	0.00	10.45	AC		1.00	1.00	1.00	500.00	500.00	5,225							

REVIEW DATE 01/01/2023 BY CD — Total Acres: 10.45 — Total Land Value: 5,225 — Market: 0 — Agricultural: 0 — Common: 5,225 — PRINTED 07/09/2026 BY SYS