

PT OF LOTS 44 45 46
IN OR 2830 PG 1980
EAST CALLAHAN SUB PB 1/35

CRAWFORD MELVA K L/E/
45396 CIRCLE DRIVE
CALLAHAN, FL 32011

2026

28-2N-25-3060-0044-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

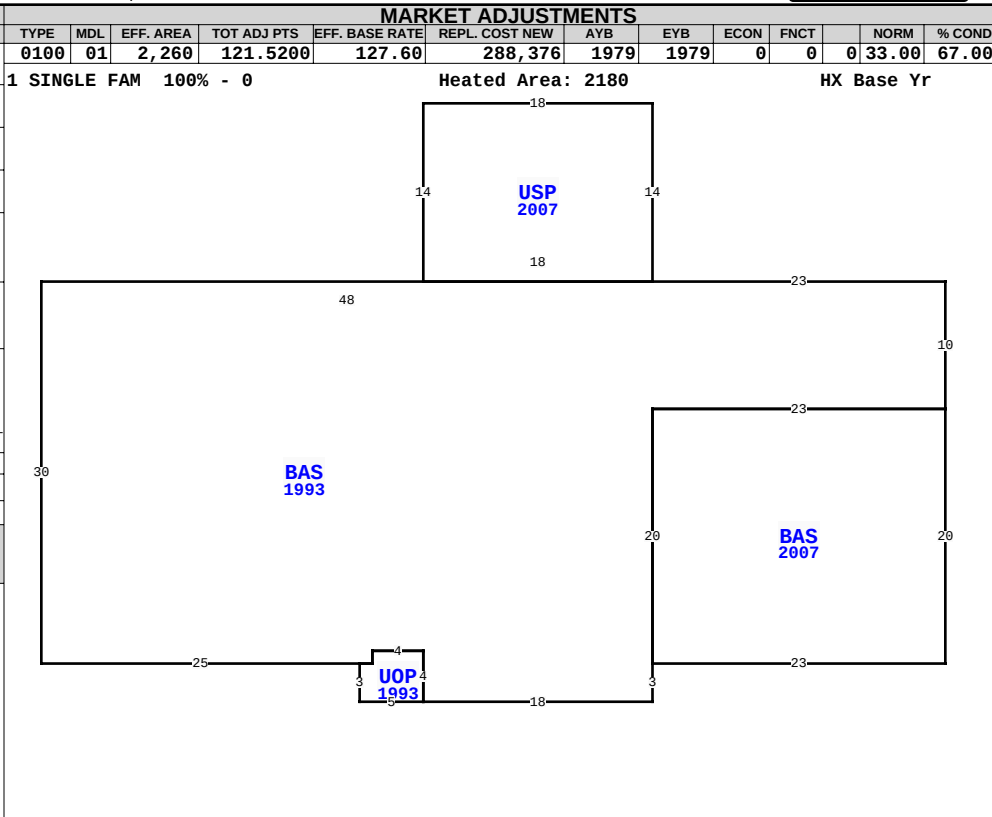
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1993	1,720	147,046
BAS	460	100	2007	460	39,326
UOP	19	20	1993	4	342
USP	252	30	2007	76	6,498

TOTALS	2,451			2,260	193,212
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	9.00
4	0351	CARPORT MT	0	100	19	20	380.00	SF	6.00
5	0940	SHEDS/PORT	0	100	4	4	16.00	SF	9.00
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	4.06



45396 CIRCLE DR, CALLAHAN	BLD DATE	LGL DATE	05/07/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	42	840	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	9.00	9.00	100	1978	1978	3	20	346	
4	0351	CARPORT MT	0	100	19	20	380.00	SF	6.00	6.00	100	2001	2001	3	20	456	
5	0940	SHEDS/PORT	0	100	4	4	16.00	SF	9.00	9.00	100	1980	1980	3	20	29	
7	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2002	2002	3	20	749	

TOTAL OB/XF													2,420	
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		
05	OR	0.00	0.00	4.06	AC		1.00	1.00	1.00	35,000.00	35,000.00	142,100		
										</				

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		205,341	
TOTAL MARKET OB/XF VALUE		2,420	
TOTAL LAND VALUE - MARKET		142,100	
TOTAL MARKET VALUE		349,861	
SOH/AGL Deduction		170,561	
ASSESSED VALUE		179,300	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		122,889	
TOTAL JUST VALUE		349,861	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,409	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2830/1980	4/29/2025	LE	U	I	11	100			
GRANTOR: CRAWFORD MELVA K									
GRANTEE: HEALAN CHERYL CRAWF									
0273/0203	8/14/1978	WD	Q	V		16,000			
GRANTOR: WILSON BENNETT B & EV									
GRANTEE: CRAWFORD JASPER ROB									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W23 USP=[YR=2007] N14 W18 S14 E18\$ W48 S30 E25									
UOP=[YR=1993] S3 E5 N4 W4 S1 W1\$ E1 N1 E4 S4 E18 N3									
BAS=[YR=2007] E23 N20 W23 S20 \$ N20 E23 N10\$.									

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Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA			08
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100	2007	216	3,638
BAS	504	100	2007	504	8,490
TOTALS	720			720	12,129

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	720	84.7000	33.03	23,782	1998	1998	0	0	0	49.00	51.00	
2 GARAGE RES 100% - 0 Heated Area: 720 HX Base Yr													
BAS 2007 BAS 2007													
45396 CIRCLE DR, CALLAHAN													
						BLD DATE					LGL DATE		
						XF DATE					LAND DATE	05/07/2026 MLU	
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NASSAU COUNTY PROPERTY										6
PAGE 2 of 2										
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TOTAL JUST VALUE										349,861
NCON VALUE										0
INCOME VALUE										
PREVIOUS YEAR MKT VALUE										328,409