LOT 1350
IN OR 2347/1505 & 2347/1507
ABDN R/W OR ALLEY

MONDS ELLEN M
34007 BLACKSONS CROSSING
CALLAHAN, FL 32011

2023

02-1N-24-2180-1350-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

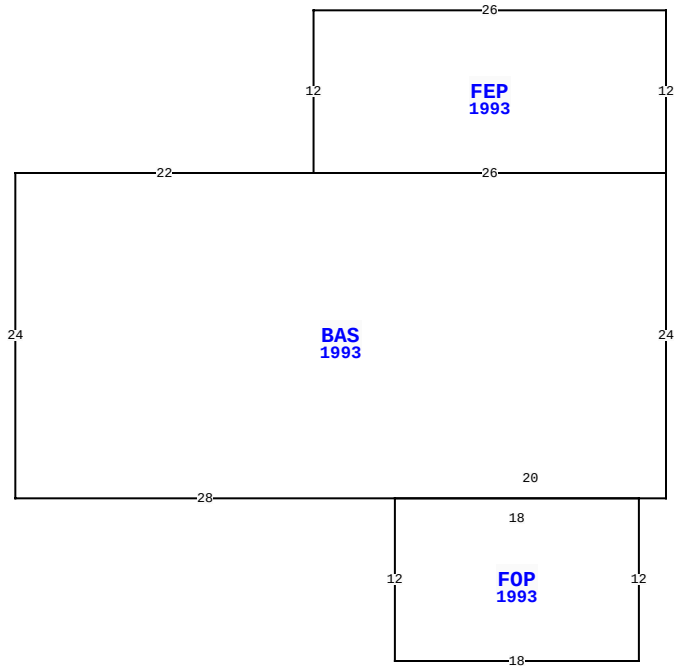
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	84,004
FEP	312	80	250	18,230
FOP	216	30	65	4,740
TOTALS	1,680		1,467	106,974

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,467	101.0000	91.15	133,717	1971	1971	0	0	0	20.00	80.00

1 SINGLE FAM – 0% - 2021 Heated Area: 1152 HX Base Yr 2021



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

34079 BLACKSONS CROSSING, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,896
TOTAL MARKET OB/XF VALUE		6,704
TOTAL LAND VALUE - MARKET		170,720
TOTAL MARKET VALUE		371,320
SOH/AGL Deduction		84,338
ASSESSED VALUE		286,982
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		231,982
TOTAL JUST VALUE		371,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7732	MH MOVE-ON	35,000	03/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1507	3/18/2020	WD	U	I	16	65,000
GRANTOR: FROITZHEIM RAYMOND C						
GRANTEE: MONDS ELLEN M						
2347/1505	3/17/2020	DG	U	I	16	100
GRANTOR: FROITZHEIM NORMAN PAU						
GRANTEE: MONDS ELLEN M						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W26 S12 BAS=[YR=1993] W22 S24 E28 FOP=[YR=1993] S12 E18 N12 W18$ E20 N24 W26$ E26 N12$.

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
3	0752	USP	0	100	10	24	240.00	SF	15.00	15.00	100	1989	1989	3	20	720	
4	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	1989	1989	3	20	240	
6	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	1980	1980	3	20	643	
8	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1994	1994	3	20	720	
9	0940	SHEDS/PORT	0	100	8	8	64.00	SF	21.30	21.30	100	1994	1994	3	20	273	
12	0752	USP	0	0	12	40	480.00	SF	15.00	15.00	100	1995	1995	3	24	1,728	
13	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 6,704

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	10.67	AC		1.00	1.00	1.00	16,000.00	16,000.00	170,720							

REVIEW DATE 11/05/2019 BY TWA Total Acres: 10.67 Total Land Value: 170,720 Market: 0 Agricultural: 0 Common: 170,720 PRINTED 08/02/2023 BY SYS

LOT 1350
IN OR 2347/1505 & 2347/1507
ABDN R/W OR ALLEY

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34007 BLACKSONS CROSSING
CALLAHAN, FL 32011

2023

02-1N-24-2180-1350-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

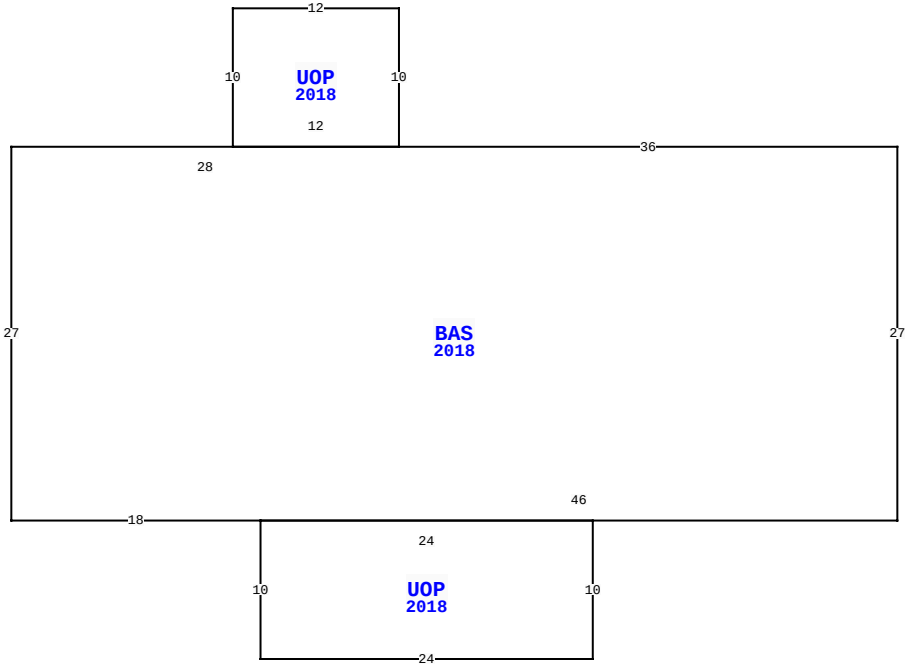
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1,728	39,357
UOP	120	25	30	683
UOP	240	25	60	1,367
TOTALS	2,088		1,818	41,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,818	116.8000	75.92	138,023	1994	1994	0	0	0	70.00	30.00

2 MH 94NO RP – 0% - 2021 Heated Area: 1728 HX Base Yr 2021



34079 BLACKSONS CROSSING, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,896
TOTAL MARKET OB/XF VALUE		6,704
TOTAL LAND VALUE - MARKET		170,720
TOTAL MARKET VALUE		371,320
SOH/AGL Deduction		84,338
ASSESSED VALUE		286,982
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		231,982
TOTAL JUST VALUE		371,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/1507	3/18/2020	WD	U	I	16	65,000
GRANTOR: FROITZHEIM RAYMOND C						
GRANTEE: MONDS ELLEN M						
2347/1505	3/17/2020	DG	U	I	16	100
GRANTOR: FROITZHEIM NORMAN PAU						
GRANTEE: MONDS ELLEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W36 UOP=[YR=2018] N10 W12 S10 E12$ W28 S27 E18
UOP=[YR=2018] S10 E24 N10 W24$ E46 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/05/2019 BY TWA Total Acres: 10.67 Total Land Value: 170,720 Market: 0 Agricultural: 0 Common: 170,720 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

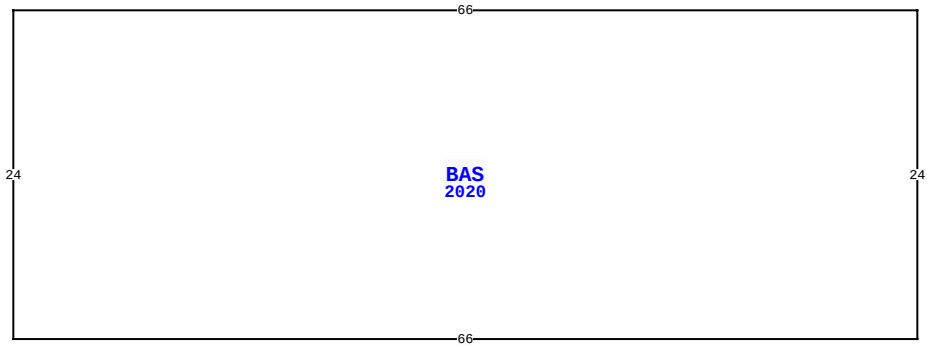
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1,584	45,515
TOTALS	1,584		1,584	45,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,584	147.3600	95.78	151,716	1989	1994	0	0	0	70.00	30.00

3 M/H 93- – 100% - 2021 Heated Area: 1584 HX Base Yr 2021



34079 BLACKSONS CROSSING, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
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TOTAL JUST VALUE		371,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: MONDS ELLEN M						
2347/1505	3/17/2020	DG	U	I	16	100
GRANTOR: FROITZHEIM NORMAN PAU						
GRANTEE: MONDS ELLEN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W66 S24 E66 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/05/2019 BY TWA Total Acres: 10.67 Total Land Value: 170,720 Market: 0 Agricultural: 0 Common: 170,720 PRINTED 08/02/2023 BY SYS