PT OF LOT 1369
IN OR 2537/376
TOWN OF CRAWFORD

BALDERSON JEREMY & RENEE
PO BOX 177
CALLAHAN, FL 32011

2023

02-1N-24-2180-1369-0010

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

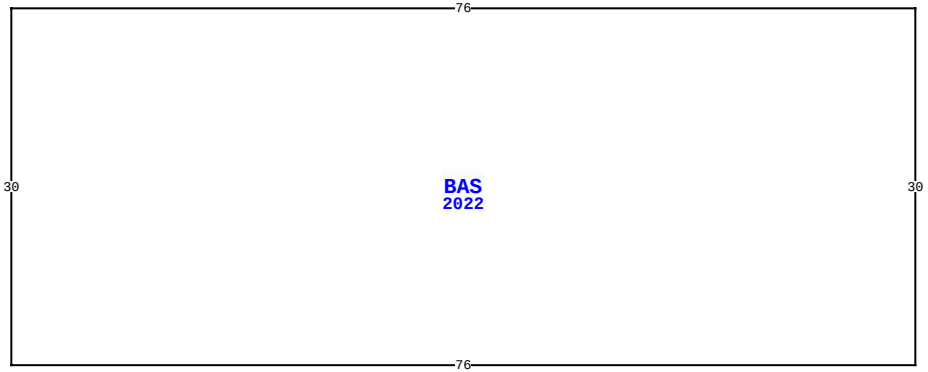
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	171,073
TOTALS	2,280		2,280	171,073

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	2,280	116.6000	75.79	172,801	2022	2022	0	0	0	1.00	99.00

1 MH 94NO RP – 0% - 2023 Heated Area: 2280 HX Base Yr



34141 HONEY BEE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	171,073
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,600
TOTAL MARKET VALUE	216,673
SOH/AGL Deduction	0
ASSESSED VALUE	216,673
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,673
TOTAL JUST VALUE	216,673
NCON VALUE	171,072
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	41,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008953	CO ISSUED	0	06/10/2022
22005761	MH MOVE-ON	0	04/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2537/0376	2/07/2022	QC	U	V	11	100
GRANTOR: HIGGINBOTHAM DARWIN &						
GRANTEE: BALDERSON JEREMY &						
2484/1938	8/03/2021	WD	U	V	11	100
GRANTOR: HIGGINBOTHAM DARWIN R						
GRANTEE: BALDERSON JEREMY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S30 E76 N30$.

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
1	000200	C	MBL HM SUB	0		OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,600							

REVIEW DATE 10/05/2022 BY WW Total Acres: 1.52 Total Land Value: 45,600 Market: 0 Agricultural: 0 Common: 45,600 PRINTED 08/02/2023 BY SYS