PT OF LOT 1371 (S-1)
IN OR 2000/705
TOWN OF CRAWFORD

HAND RICHARD W JR & CASEY L
34100 OLD BALDWIN RD
CALLAHAN, FL 32011

2023

02-1N-24-2180-1371-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

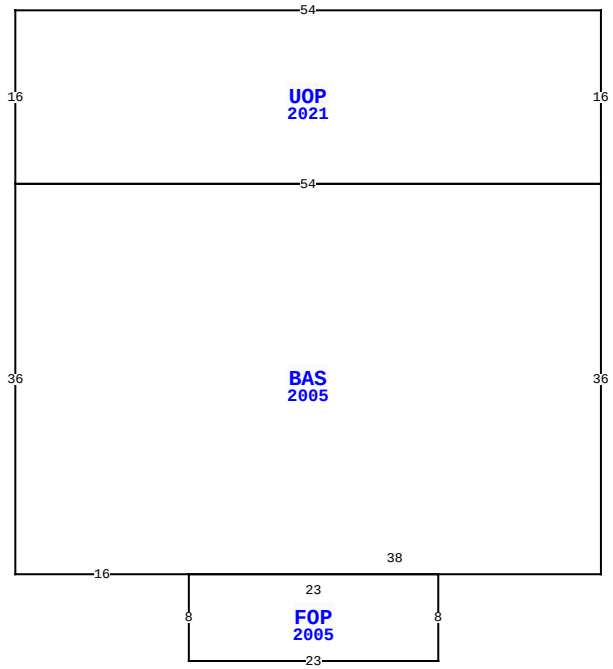
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,944	100	1,944	207,845
FOP	184	30	55	5,881
UOP	864	20	173	18,496
TOTALS	2,992		2,172	232,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,172	103.1940	122.54	266,157	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2016 Heated Area: 1944 HX Base Yr 2016



BLD DATE	10/09/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

34100 OLD BALDWIN RD, CALLAHAN

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		232,222
TOTAL MARKET OB/XF VALUE		27,706
TOTAL LAND VALUE - MARKET		62,280
TOTAL MARKET VALUE		322,208
SOH/AGL Deduction		101,131
ASSESSED VALUE		221,077
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		171,077
TOTAL JUST VALUE		322,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10083	TANKS/BLRS	0	08/01/2005
P0509441	OTHER	0	05/01/2005
E14659	ELEC OTHER	2,000	03/01/2005
R07344	REPAIR/RRF	3,000	03/01/2005
B14778	NEW CONSTR	124,042	03/01/2005
MH044460	MH MOVE-ON	0	01/07/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2000/0705	8/28/2015	WD	Q	I	01	200,000
GRANTOR: RAULERSON CHRISTINA						
GRANTEE: HAND RICHARD W JR &						
1879/0208	5/17/2013	QC	U	I	11	100
GRANTOR: RAULERSON DENNIS						
GRANTEE: RAULERSON CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2021] W54 S16 BAS=[YR=2005] S36 E16 FOP=[YR=2005] S8 E23 N8 W23$ E38 N36 W54$ E54 N16$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800	
2	0825	BRICK	0	100	8	2	16.00	SF	12.50	12.50	100	2005	2005	3	96	192	
4	1242	WD DECK A	0	100	20	16	320.00	SF	10.00	10.00	100	2005	2005	3	27	864	
5	0681	POLE SHED	0	100	40	30	1,200.00	SF	15.00	15.00	100	2011	2011	3	68	12,240	
6	0351	CARPORT MT	0	100	50	26	1,300.00	SF	10.00	10.00	100	2021	2021	3	97	12,610	

LAND DESCRIPTION

TOTAL OB/XF 27,706

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	0005	OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	18,000.00	18,000.00	62,280							

REVIEW DATE 08/12/2021 BY TWA Total Acres: 3.46 Total Land Value: 62,280 Market: 0 Agricultural: 0 Common: 62,280 PRINTED 08/02/2023 BY SYS