

PT OF LOT 1377
IN OR 1110/1592
TOWN OF CRAWFORD

PETTY JAMES WALTER JR
34219 OLD BALDWIN ROAD
CALLAHAN, FL 32011

2023

02-1N-24-2180-1377-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	113,357
FSP	112	40	45	3,644
TOTALS	1,512		1,445	117,001

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
1	1242	WD DECK A	0 100	15	11	165.00	SF	10.00	10.00	100	1995	1995	3	20
2	0681	POLE SHED	0 100	0	0	510.00	SF	11.25	11.25	100	1987	1987	3	20
3	0940	SHEDS/PORT	0 100	8	5	40.00	SF	30.00	30.00	100	2007	2007	3	35

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,445	107.1200	96.68	139,703	1976	1986		0	0	16.25	83.75		
1 SINGLE FAM - 100% - 0 Heated Area: 1400 HX Base Yr														
BAS 1993														
FSP 1993														
34219 OLD BALDWIN RD, CALLAHAN														
BLD DATE 10/09/2013 KK LGL DATE 06/15/2007 JH LAND DATE 06/13/2023 MLU														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		117,001	
TOTAL MARKET OB/XF VALUE		1,898	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		148,899	
SOH/AGL Deduction		76,754	
ASSESSED VALUE		72,145	
TOTAL EXEMPTION VALUE		HX HB 47,145	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		148,899	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		125,252	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1110/1592	1/31/2003	QC	U	I	01	100	
GRANTOR: PETTY LINDA DIANE							
GRANTEE: PETTY JAMES WALTER							
0521/1309	7/09/1987	WD	Q	I		37,000	
GRANTOR: HIGGINBOTHAM MAURICE							
GRANTEE: PETTY JAMES & LINDA							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W50 S28 E21 FSP=[YR=1993] S8 E14 N8 W14\$ E29 N28\$.														