

PT OF LOT 1383 (S-1)
IN OR 2280/824
TOWN OF CRAWFORD

SHEEHAN JANIE A L/E/
34408 OLD BALDWIN ROAD
CALLAHAN, FL 32011

2023

02-1N-24-2180-1383-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6										
Exterior Wall	17	CB STUCCO 80	0100	01	2,392	112.1120	101.18	242,023	1965	1994	0	0	0	13.95	86.05	VALUATION BY STANDARD									
Exterior Wall	05	AVERAGE 20	1 SINGLE FAM - 100% - 2006													Heated Area: 2058 HX Base Yr 2006									
Roof Structur	03	GABLE/HIP 100														Tax Group: 6 Tax Dist:									
Roof Cover	12	MODULAR MT 100														BUILDING MARKET VALUE 208,261									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 25,311									
Interior Floo	11	CLAY TILE 60														TOTAL LAND VALUE - MARKET 54,000									
Interior Floo	14	CARPET 40														TOTAL MARKET VALUE 287,572									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 123,214									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 164,358									
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB DX SX 105,000									
Bathrooms	2	100														BASE TAXABLE VALUE 59,358									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 287,572									
Stories	1.	1. 100	NCON VALUE 0																						
Units	0	100	INCOME VALUE																						
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 230,039																						
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	1,203	100	1,203	104,740																					
BAS	855	100	855	74,441																					
FEP	130	80	104	9,055																					
FOP	168	30	50	4,353																					
FSP	144	40	58	5,049																					
FST	221	55	122	10,622																					
TOTALS			2,721	2,392	208,261																				
EXTRA FEATURES			34408 OLD BALDWIN RD, CALLAHAN																						
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									
3	0681	POLE SHED	0	100	30	11			330.00	SF	11.25				743										
4	0511	GARAGE CB-	0	100	24	24			576.00	SF	40.00				20,275										
5	0810	CONCRETE A	0	100	30	12			360.00	SF	6.50				2,083										
6	0810	CONCRETE A	0	100	12	10			120.00	SF	6.50				694										
7	0810	CONCRETE A	0	100	0	0			262.00	SF	6.50				1,516										
TOTAL OB/XF 25,311																									
LAND DESCRIPTION																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,000								
REVIEW DATE 09/26/2018 BY TWA Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/02/2023 BY SYS																									