

LOT 1384 SO OF ROAD
IN OR 2505/902 (EX S-2)
TOWN OF CRAWFORD

JOHNSON KERSTI & BENJAMIN
34262 OLD BALDWIN RD
CALLAHAN, FL 32011

2023

02-1N-24-2180-1384-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 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		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 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	800	100	800	77,969
BAS	375	100	375	36,548
BAS	500	100	500	48,731
TOTALS	1,675		1,675	163,247

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
1	0510	GARAGE WD-	0 100	32	24	768.00	SF	26.95	26.95	100	1960	1960	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.18	AC		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	1,675	121.0000	109.20	182,910	1960	2000	0	0	0	10.75	89.25	
1 SINGLE FAM - 100% - 2023 Heated Area: 1675 HX Base Yr 2023													
TOTALS	1,675		1,675		163,247								

34374 OLD BALDWIN RD, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/13/2023
	INC DATE		AG DATE	MLU

NASSAU COUNTY PROPERTY													
PAGE 1 of 1													
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 6										Tax Dist:			
BUILDING MARKET VALUE										163,247			
TOTAL MARKET OB/XF VALUE										4,140			
TOTAL LAND VALUE - MARKET										35,400			
TOTAL MARKET VALUE										202,787			
SOH/AGL Deduction										0			
ASSESSED VALUE										202,787			
TOTAL EXEMPTION VALUE										HX HB 50,000			
BASE TAXABLE VALUE										152,787			
TOTAL JUST VALUE										202,787			
NCON VALUE										95,180			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										100,834			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010937	REPAIR/RRF	3,500	08/17/2022
22003147	ADDITION	105,000	02/28/2022
19008311	REPAIR/RRF	2,000	08/05/2019
7928	MH MOVE-ON	10,000	09/12/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2505/0902	10/13/2021	WD	U	I	37	55,000	
GRANTOR: BOUCHER JUDY							
GRANTEE: JOHNSON KERSTI & BE							
0999/0965	7/26/2001	QC	U	I	01	100	
GRANTOR: CAUDILL WILLA MAE &							
GRANTEE: CAUDILL WILLIE MAE							

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
BAS=[YR=1993;ORIG=-12,20] W15 W25 S20 E38 E2 N20 \$													
BAS=[YR=2023;ORIG=-27,5] W25 S15 E25 N15 \$													
BAS=[YR=2023;ORIG=4,20] W16 S20 W2 S10 E18 N30 \$													