PT OF LOT 1384 (S-2)
IN OR 941/1365 1996 HOME DW
TOWN OF CRAWFORD

MARSH RICHARD D & DANA K
34356 OLD BALDWIN ROAD
CALLAHAN, FL 32011

**2023**

**02-1N-24-2180-1384-0020**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

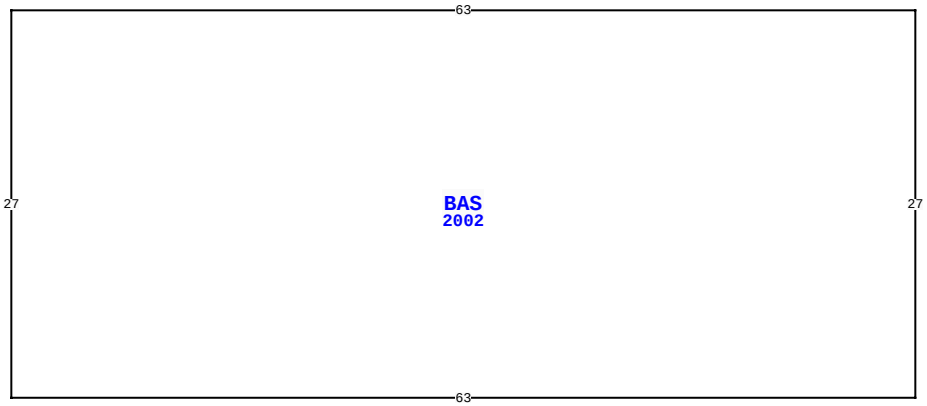
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |
| 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 | 1,701 | 100 | 1,701 | 87,729 |
| TOTALS | 1,701 | | 1,701 | 87,729 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,701 | 147.3600 | 103.15 | 175,458 | 1996 | 2001 | 0 | 0 | 0 | 50.00 | 50.00 |

1 M/H 94+ – 100% - 2003 Heated Area: 1701 HX Base Yr 2003




34356 OLD BALDWIN RD, CALLAHAN

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0681 | POLE SHED | 0 | 100 | 24 | 15 | 360.00 | SF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 1,080 | |
| 4 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1996 | 1996 | 3 | 80 | 2,800 | |
| 5 | 1242 | WD DECK A | 0 | 100 | 16 | 10 | 160.00 | SF | 10.00 | 10.00 | 100 | 2015 | 2015 | 3 | 74 | 1,184 | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 87,729 |
| TOTAL MARKET OB/XF VALUE | | 5,064 |
| TOTAL LAND VALUE - MARKET | | 76,500 |
| TOTAL MARKET VALUE | | 169,293 |
| SOH/AGL Deduction | | 100,141 |
| ASSESSED VALUE | | 69,152 |
| TOTAL EXEMPTION VALUE | HX HB | 44,152 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 169,293 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 125,672 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230004376 | METAL SHED | 65,416 | 04/04/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0941/1365 | 7/20/2000 | QC | U | I | 01 | 100 |

GRANTOR: CAUDILL JOHN & WILLIE

GRANTEE: MARSH RICHARD & DAN

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W63 S27 E63 N27 $ .

## LAND DESCRIPTION

TOTAL OB/XF 5,064

| 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 | | 0.00 | 0.00 | 2.55 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 76,500 | | | | | | | |

REVIEW DATE 03/25/2022 BY TWA Total Acres: 2.55 Total Land Value: 76,500 Market: 0 Agricultural: 0 Common: 76,500 PRINTED 08/02/2023 BY SYS