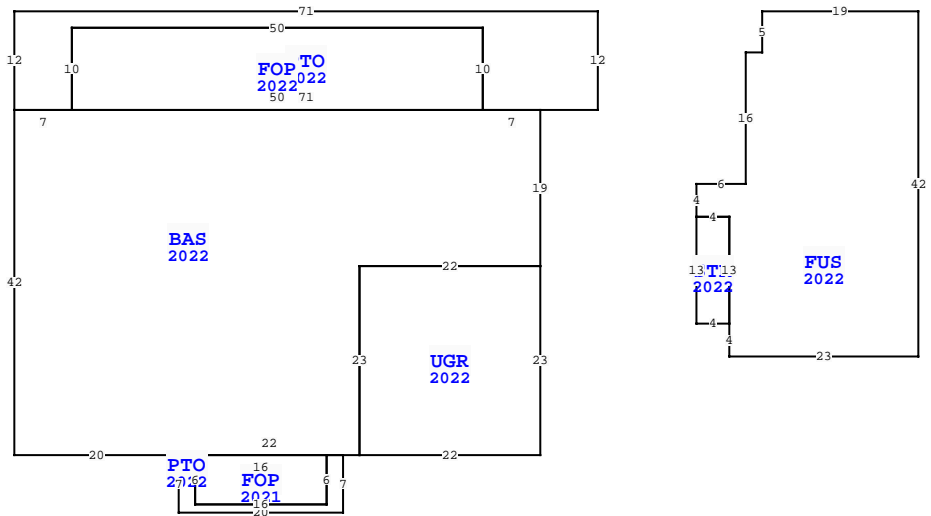


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Air Floor	03 CONC FINSH 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	05 STEEL 100
Stories	0 0 100
Units	0 0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	4,069	94.1160	84.94	345,621	2022	2022	0	0	0	0.00	100.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 3612 HX Base Yr 2023														



Quality	06 Quality Level 06			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,682	100	2,682	227,809
FOP	96	30	29	2,463
FOP	500	30	150	12,741
FUS	930	100	930	78,994
PTO	44	5	2	170
PTO	852	5	43	3,652
STR	52	10	5	425
UGR	506	45	228	19,366
TOTALS	5,662		4,069	345,621

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE		373,673		
TOTAL MARKET OB/XF VALUE		4,368		
TOTAL LAND VALUE - MARKET		160,000		
TOTAL MARKET VALUE		538,041		
SOH/AGL Deduction		44,967		
ASSESSED VALUE		493,074		
TOTAL EXEMPTION VALUE		HX HB 50,000		
BASE TAXABLE VALUE		443,074		
TOTAL JUST VALUE		538,041		
NCON VALUE		322,507		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		128,044		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008202	SWIMMING POOL	60,000	06/27/2023
22009443	CO ISSUED	0	06/21/2022
21011084	NEW CONSTR	333,335	08/20/2021
21000833	30X56 BLDG	81,967	01/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/1646	12/05/2017	WD	Q	V	01	75,000

GRANTOR: JMC NASSAU COUNTY PRO
GRANTEE: DETIG MARTIN & KERR
1776/1424 1/31/2012 WD U V 30 100
GRANTOR: COLEMAN JAMES M
GRANTEE: JMC NASSAU COUNTY P

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	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	840.00	SF	5.20	5.20	100	2022	2022	3	100	4,368	

34812 BREADCRUMB TR, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/22/2023
										INC DATE		AG DATE	MLU

BUILDING NOTES													
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BUILDING DIMENSIONS													
PTO=[YR=2022] W71 S12 BAS=[YR=2022] S42 E20 PTO=[YR=2022] S7 E20 N7 W2 FOP=[YR=2021] W16 S6 E16 N6 S6 W16 N6 W2 S E22 UGR=[YR=2022] E22 N23 W22 S23 N23 E22 N19 W7 FOP=[YR=2022] W50 N10 E50 S10 S10 W50 S10 W7 S E71 N12 S PTR=E20 FUS=[YR=2022] E19 S42 W23 N4 STR=[YR=2022] W4 N13 E4 S13 N13 W4 N4 E6 N16 E2 N5 S W20 S.													

LAND DESCRIPTION														TOTAL OB/XF 4,368										
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			0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

