LOT 1186
TOWN OF CRAWFORD S/D
IN SEC 14-1N-24E

MOLLO HILLARY ELIZABETH/ULLMANN ALEXANDER
205 TRAPPER TRACE CT
JACKSONVILLE, FL 32259

2023

14-1N-24-2180-1186-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

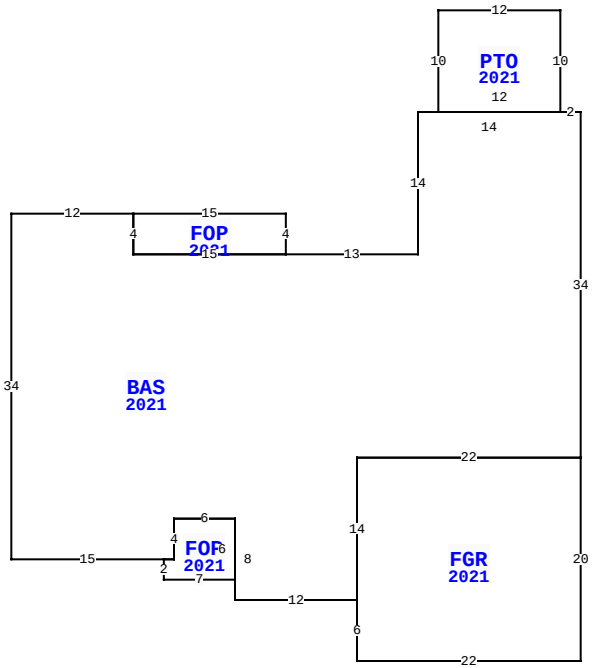
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,756	100	1,756	219,763
FGR	440	55	242	30,286
FOP	38	30	11	1,377
FOP	60	30	18	2,253
PTO	120	5	6	751
TOTALS	2,414		2,033	254,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,033	105.3892	125.15	254,430	2021	2021	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 0 Heated Area: 1756 HX Base Yr



34720 BREADCRUMB TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	254,430
TOTAL MARKET OB/XF VALUE	4,808
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	419,238
SOH/AGL Deduction	50,232
ASSESSED VALUE	369,006
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	369,006
TOTAL JUST VALUE	419,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	338,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014318	CO ISSUED	0	10/18/2021
19012760	NEW CONSTR	238,953	12/17/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2289/0993	6/29/2019	QC	U	V	11	100
GRANTOR: ULLMANN ALEXANDER						
GRANTEE: MOLLO HILLARY ELIZA						
2153/0984	10/23/2017	WD	Q	V	01	64,500
GRANTOR: JMC NASSAU COUNTY PRO						
GRANTEE: ULLMAN ALEXANDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 PTO=[YR=2021] N10 W12 S10 E12$ W14 S14 W13 FOP=[YR=2021] N4 W15 S4 E15$ W15 N4 W12 S34 E15 FOP=[YR=2021] S2 E7 N6 W6 S4 W1$ E1 N4 E6 S8 E12 FGR=[YR=2021] S6 E22 N20 W22 S14$ N14 E22 N34$.

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
1	0811	CONCRETE B	0	0	0	0	540.00	SF	5.20	5.20	100	2021	2021	3	100	2,808	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,808

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	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 01/04/2022 BY TW Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS