PT OF LOT 1300
IN OR 2316/722
TOWN OF CRAWFORD

ALFORD LORA LYNN
34100 PEEPAWS PL
CALLAHAN, FL 32011

2023

23-1N-24-2180-1300-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
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
Quality	03	Quality Level 03

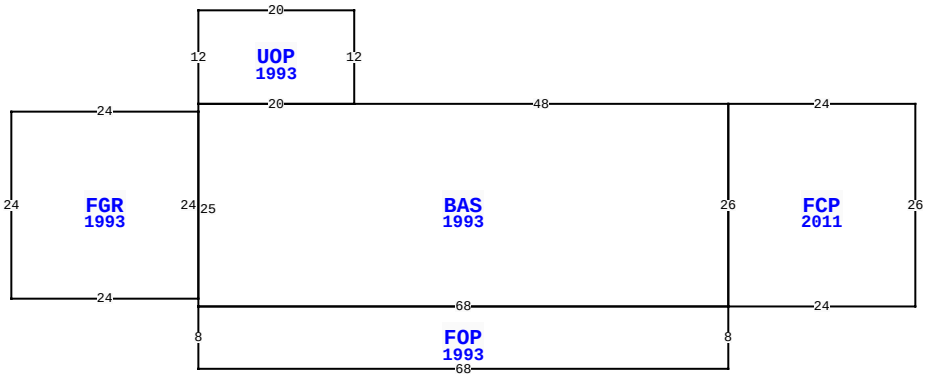
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	39,197
FCP	624	25	156	3,458
FGR	576	55	317	7,028
FOP	544	30	163	3,614
UOP	240	25	60	1,330
TOTALS	3,752		2,464	54,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,464	113.7000	73.90	182,090	1977	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1768 HX Base Yr



34100 PEEPAWS PL, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		54,627
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		47,790
TOTAL MARKET VALUE		104,617
SOH/AGL Deduction		61,428
ASSESSED VALUE		43,189
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		13,189
TOTAL JUST VALUE		104,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951930	CHNGE SRVC	400	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/0722	6/21/2019	QC	U	I	11	100
GRANTOR: ALFORD WILLIAM LEE						
GRANTEE: ALFORD WILLIAM LEE						
0277/0154	10/01/1978	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2011] W24 BAS=[YR=1993] W48 UOP=[YR=1993] N12 W20 S12 E20$ W20 S1 FGR=[YR=1993] W24 S24 E24 N24$ S25 FOP=[YR=1993] S8 E68 N8 W68$ E68 N26$ S26 E24 N26$.

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	8	17	136.00	SF	15.00	15.00	100	1970	1970	3	20	408	
4	0812	CONCRETE C	0	100	0	0	1,018.00	SF	4.00	4.00	100	1983	1983	3	44	1,792	

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	1.77	AC		1.00	1.00	0.90	30,000.00	27,000.00	47,790							

REVIEW DATE 06/06/2022 BY TWA Total Acres: 1.77 Total Land Value: 47,790 Market: 0 Agricultural: 0 Common: 47,790 PRINTED 08/02/2023 BY SYS