

LOT 1350
IN OR 2347/1505 & 2347/1507
ABDN R/W OR ALLEY

MONDS ELLEN M
34007 BLACKSONS CROSSING
CALLAHAN, FL 32011

2024

02-1N-24-2180-1350-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	09	PINE WOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,152	100	1,152	88,151
FEP	312	80	250	19,130
FOP	216	30	65	4,974
TOTALS	1,680		1,467	112,255

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0752	USP	0	100	10	24			15.00	100	1989
2	1242	WD DECK A	0	100	10	12			10.00	100	1989
3	0940	SHEDS/PORT	0	100	10	16			20.10	100	1980
4	0940	SHEDS/PORT	0	100	10	12			30.00	100	1994
5	0940	SHEDS/PORT	0	100	8	8			21.30	100	1994
6	0752	USP	0	0	12	40			15.00	100	1995
7	0500	FP-PRE FAB	0	100	0	0			3,500.00	100	1989

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	10.67	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,467	101.0000	95.95	140,759	1971	1971	0	0	20.25	79.75
1 SINGLE FAM - 0% - 2021											
Heated Area: 1152											
HX Base Yr 2021											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/22/2023 MLU											

34079 BLACKSONS CROSSING, CALLAHAN											
TOTAL OB/XF 6,562											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		209,049	
TOTAL MARKET OB/XF VALUE		6,562	
TOTAL LAND VALUE - MARKET		170,720	
TOTAL MARKET VALUE		386,331	
SOH/AGL Deduction		81,256	
ASSESSED VALUE		305,075	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		250,075	
TOTAL JUST VALUE		386,331	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		371,320	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7732	MH MOVE-ON	35,000	03/02/1989

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2347/1507	3/18/2020	WD U	I	I	16
GRANTOR: FROITZHEIM RAYMOND C					
GRANTEE: MONDS ELLEN M					
2347/1505	3/17/2020	DG U	I	I	16
GRANTOR: FROITZHEIM NORMAN PAU					
GRANTEE: MONDS ELLEN M					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=1993] W26 S12 BAS=[YR=1993] W22 S24 E28 FOP=[YR=1993] S12 E18 N12 W18\$ E20 N24 W26\$ E26 N12\$.											

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[illegible]

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