LOT 1359 E OF R/W
EX ESMT OR 347/783
TOWN OF CRAWFORD

WAGNER AMY K/TOWNSEND HENRY E
34012 OLD BALDWIN RD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1359-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

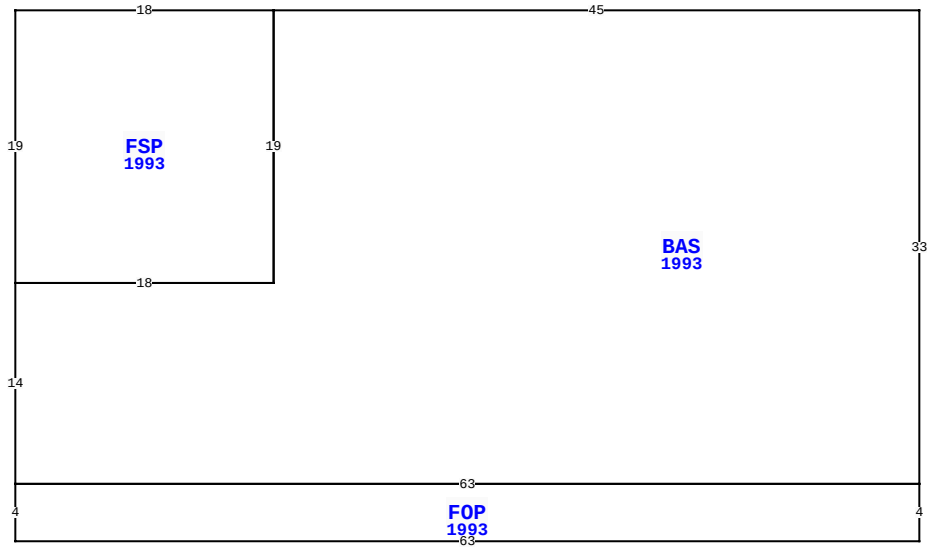
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,737	100	1,737	144,921
FOP	252	30	76	6,341
FSP	342	40	137	11,430
TOTALS	2,331		1,950	162,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,950	104.8600	99.62	194,259	1982	1987	0	0	0	16.25	83.75

1 SINGLE FAM – 50% - 2023 Heated Area: 1737 HX Base Yr 2023



34012 OLD BALDWIN RD, 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		162,692
TOTAL MARKET OB/XF VALUE		12,930
TOTAL LAND VALUE - MARKET		81,600
TOTAL MARKET VALUE		257,222
SOH/AGL Deduction		93
ASSESSED VALUE		257,129
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		207,129
TOTAL JUST VALUE		257,222
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,550

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2572/0257	6/14/2022	WD	U	I	11	100
GRANTOR: TOWNSEND WILLIE E						
GRANTEE: WAGNER AMY K & HENR						
0306/0448	12/01/1979	WD	Q	V		15,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 FSP=[YR=1993] W18 S19 E18 N19$ S19 W18 S14
FOP=[YR=1993] S4 E63 N4 W63$ E63 N33$.

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	0350	CARPORT WD	0	50	0	0	550.00	SF	13.00	13.00	100	1990	1990	3	20	1,430	
2	0510	GARAGE WD-	0	50	0	0	1,000.00	SF	35.00	35.00	100	1983	1983	3	20	7,000	
3	0940	SHEDS/PORT	0	50	0	0	150.00	SF	30.00	30.00	100	1983	1983	3	20	900	
4	0681	POLE SHED	0	50	0	0	550.00	SF	15.00	15.00	100	1983	1983	3	20	1,650	
5	0681	POLE SHED	0	50	0	0	650.00	SF	15.00	15.00	100	1983	1983	3	20	1,950	

LAND DESCRIPTION

TOTAL OB/XF 12,930

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	50	0007	OR	0.00	0.00	5.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	81,600							

REVIEW DATE 03/25/2022 BY TWA Total Acres: 5.10 Total Land Value: 81,600 Market: 0 Agricultural: 0 Common: 81,600 PRINTED 08/06/2024 BY SYS