

PT OF LOT 1359
IN OR 2233/110
TOWN OF CRAWFORD

TOWNSEND HENRY ELDRIDGE
34021 OLD BALDWIN RD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1359-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6																							
Exterior Wall	30	VINYL 100	0800	02	2,229	128.4800	96.36	214,786	2019	2019	0	0	5.00	95.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 2019												Heated Area: 2215												HX Base Yr 2019											
Roof Cover	03	COMP SHNGL 100	31 73 31 18 47 BAS 2019 FOP 2019																																			
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	0	0 100																																				
Units		0 100																																				
Quality			04	Quality Level 04																																		
DOR CODE			0200 MOBILE HOME																																			
MAP NUM			MKT AREA										08																									
NEIGHBORHOOD/LOC			8001.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,215	100	2,215	202,765																																		
FOP	48	30	14	1,282																																		
TOTALS			2,263	2,229	204,047																																	
EXTRA FEATURES			34021 OLD BALDWIN RD, CALLAHAN																																			
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	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480																							
2	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	15.00	100	2000	2000	3	28	269																							
3	0681	POLE SHED	0 100	8	8	64.00	SF	15.00	15.00	100	2000	2000	3	28	269																							
4	0681	POLE SHED	0 100	28	14	392.00	SF	15.00	15.00	100	2000	2000	3	28	1,646																							
5	0510	GARAGE WD-	0 100	28	18	504.00	SF	26.95	26.95	100	2015	2015	3	78	10,595																							
LAND DESCRIPTION			TOTAL OB/XF 13,259																																			
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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	2.22	AC		1.00	1.00	1.00	30,000.00	30,000.00	66,600																					
REVIEW DATE 02/23/2021 BY TWX Total Acres: 2.22 Total Land Value: 66,600 Market: 0 Agricultural: 0 Common: 66,600 PRINTED 08/06/2024 BY SYS																																						