PT OF LOT 1369
IN OR 2537/376
TOWN OF CRAWFORD

BALDERSON JEREMY & RENEE
34141 HONEY BEE LN
CALLAHAN, FL 32011

2024

02-1N-24-2180-1369-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

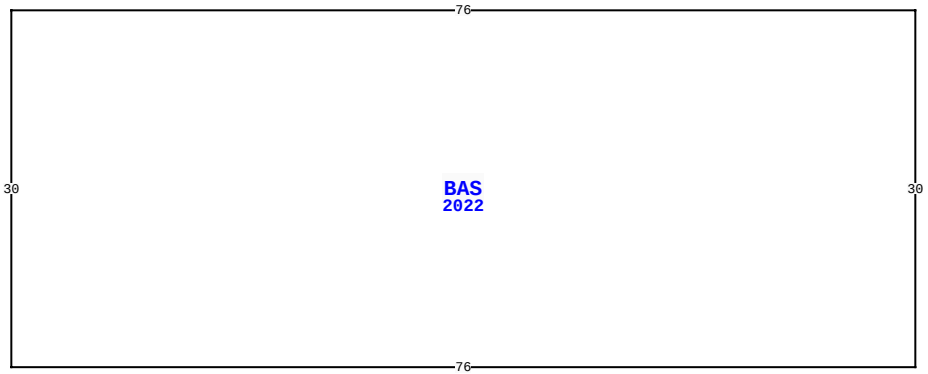
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	197,392
TOTALS	2,280		2,280	197,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.6000	87.45	199,386	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2024 Heated Area: 2280 HX Base Yr 2024



34141 HONEY BEE LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		197,392
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,600
TOTAL MARKET VALUE		242,992
SOH/AGL Deduction		51,164
ASSESSED VALUE		191,828
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,828
TOTAL JUST VALUE		242,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,673

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008953	CO ISSUED	0	06/10/2022
22005761	MH MOVE-ON	0	04/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2537/0376	2/07/2022	QC	U	V	11	100
GRANTOR: HIGGINBOTHAM DARWIN &						
GRANTEE: BALDERSON JEREMY &						
2484/1938	8/03/2021	WD	U	V	11	100
GRANTOR: HIGGINBOTHAM DARWIN R						
GRANTEE: BALDERSON JEREMY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000200	C	MBL HM SUB	100		OR	0.00	0.00	1.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,600							

REVIEW DATE 10/05/2022 BY WW Total Acres: 1.52 Total Land Value: 45,600 Market: 0 Agricultural: 0 Common: 45,600 PRINTED 08/06/2024 BY SYS