PT OF LOT 1371 (S-3)
IN OR 1609/523
TOWN OF CRAWFORD

NELSON MYLES
34112 OLD BALDWIN RD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1371-0030

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	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
Quality	03	Quality Level 03

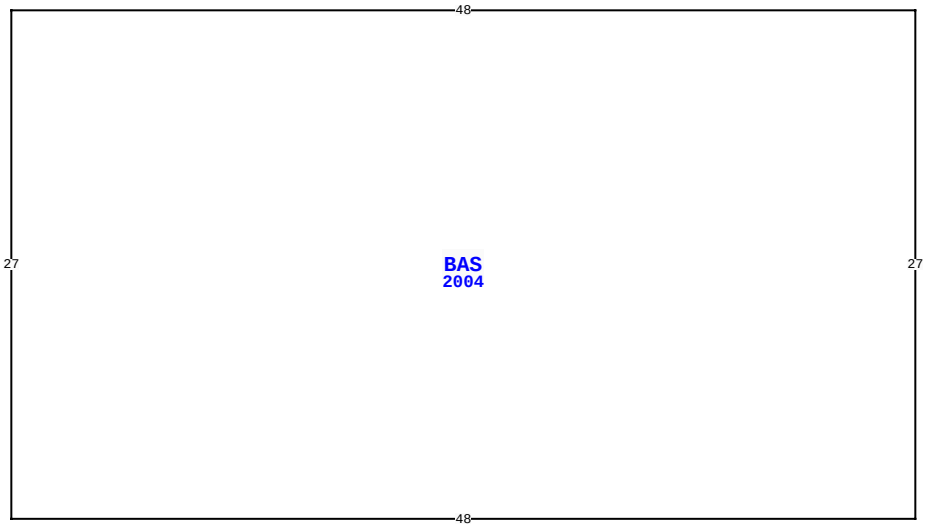
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	61,306
TOTALS	1,296		1,296	61,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.8000	87.60	113,530	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2010 Heated Area: 1296 HX Base Yr 2010



34112 OLD BALDWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 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		61,306
TOTAL MARKET OB/XF VALUE		12,729
TOTAL LAND VALUE - MARKET		62,280
TOTAL MARKET VALUE		136,315
SOH/AGL Deduction		51,980
ASSESSED VALUE		84,335
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		34,335
TOTAL JUST VALUE		136,315
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4460	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1609/0523	3/04/2009	WD	Q	I	01	125,000
GRANTOR: LEWIS R E						
GRANTEE: NELSON MYLES						
1464/1553	12/11/2006	WD	Q	I		95,300
GRANTOR: HICKS CYNTHIA L						
GRANTEE: LEWIS R E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W48 S27 E48 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	21.30	21.30	100	1980	1980	3	20	409	
3	0510	GARAGE WD-	0	100	20	20	400.00	SF	28.00	28.00	100	2010	2010	3	60	6,720	
4	0351	CARPORT MT	0	100	30	24	720.00	SF	10.00	10.00	100	2008	2008	3	35	2,520	

LAND DESCRIPTION

TOTAL OB/XF 12,729

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	100	0005	OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	18,000.00	18,000.00	62,280							

REVIEW DATE 03/25/2022 BY TWA Total Acres: 3.46 Total Land Value: 62,280 Market: 0 Agricultural: 0 Common: 62,280 PRINTED 08/06/2024 BY SYS