

MC GEE JAMES F IV
34077 OLD BALDWIN ROAD
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2		6														
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																											
Exterior Wall		30	VINYL 100		0800	02	2,233	153.0100	114.76	256,259		2002	2002	0	0	0	50.00	50.00	VALUATION BY										STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ - 100% - 2003										Heated Area: 2108										HX Base Yr 2003										Tax Group: 6										Tax Dist:	
Roof Cover		03	COMP SHNGL 100																																BUILDING MARKET VALUE										136,656	
Interior Wall		05	DRYWALL 100																																TOTAL MARKET OB/XF VALUE										20,838	
Interior Floo		14	CARPET 90																																TOTAL LAND VALUE - MARKET										237,185	
Interior Floo		07	CORK/VTILE 10																																TOTAL MARKET VALUE										263,471	
Air Condition		03	CENTRAL 100																																SOH/AGL Deduction										156,547	
Heating Type		04	AIR DUCTED 100																																ASSESSED VALUE										106,924	
Bedrooms			3 100																																TOTAL EXEMPTION VALUE										HX HB 50,000	
Bathrooms			2 100																																BASE TAXABLE VALUE										56,924	
Frame		02	WOOD FRAME 100																																TOTAL JUST VALUE										394,679	
Stories			1. 1. 100																																NCON VALUE										0	
Units			0 100																																INCOME VALUE											
																																			PREVIOUS YEAR MKT VALUE										424,212	
Quality		06	Quality Level 06																																											
DOR CODE		5000	IMPROVED AG																																											
MAP NUM			MKT AREA																																										08	
NEIGHBORHOOD/LOC		8001.00																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	2,108	100	2,108	120,957																																										
UOP	500	25	125	7,173																																										
TOTALS		2,608	2,233	128,130	34077 OLD BALDWIN RD, CALLAHAN										BLD DATE				LGL DATE		06/15/2023		MLU																							
EXTRA FEATURES															XF DATE				LAND DATE																											
															INC DATE				AG DATE																											
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																															
2	1242	WD DECK A	0 100	0 0	208.00	SF	10.00	10.00	100	2002	2002	3	20	416																																
3	0855	CONC PAVER	0 100	22 14	308.00	SF	10.00	10.00	100	2002	2002	3	82	2,526																																
4	0752	USP	0 100	49 10	490.00	SF	15.00	15.00	100	2002	2002	3	30	2,205																																
5	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010																																
6	0510	GARAGE WD-	0 100	45 28	1,260.00	SF	35.00	35.00	100	1985	1985	3	20	8,820																																
7	0811	CONCRETE B	0 100	45 22	990.00	SF	5.20	5.20	100	1998	1998	3	75	3,861																																
LAND DESCRIPTION					TOTAL OB/XF										20,838																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																						
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	6.24	AC		1.00	1.00	1.00	16,000.00	16,000.00	99,840																													
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	5.93	AC		1.00	1.00	1.00	415.00	415.00	2,461																													
3	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	2.80	AC		1.00	1.00	1.00	350.00	350.00	980																													
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	0.90	AC		1.00	1.00	1.00	190.00	190.00	171																													
5	009530	C	POND	100		OR	0.00	0.00	0.35	AC		1.00	1.00	1.00	2,500.00	2,500.00	875																													
6	009600	C	WASTELAND	100		OR	0.00	0.00	0.66	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,650																													
REVIEW DATE		02/26/2024		BY	WWA		Total Acres: 16.88		Total Land Value: 105,977		Market: 134,820		Agricultural: 3,612		Common: 102,365		PRINTED 08/06/2024 BY SYS																													

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