

PT OF LOT 1377 (R/W)
IN OR 858/1699
(EX OR 2705/783)

PAINTER KEVIN P
34216 OLD BALDWIN ROAD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1377-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 80
Exterior Wall	20 FACE BRICK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floor	09 PINE WOOD 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

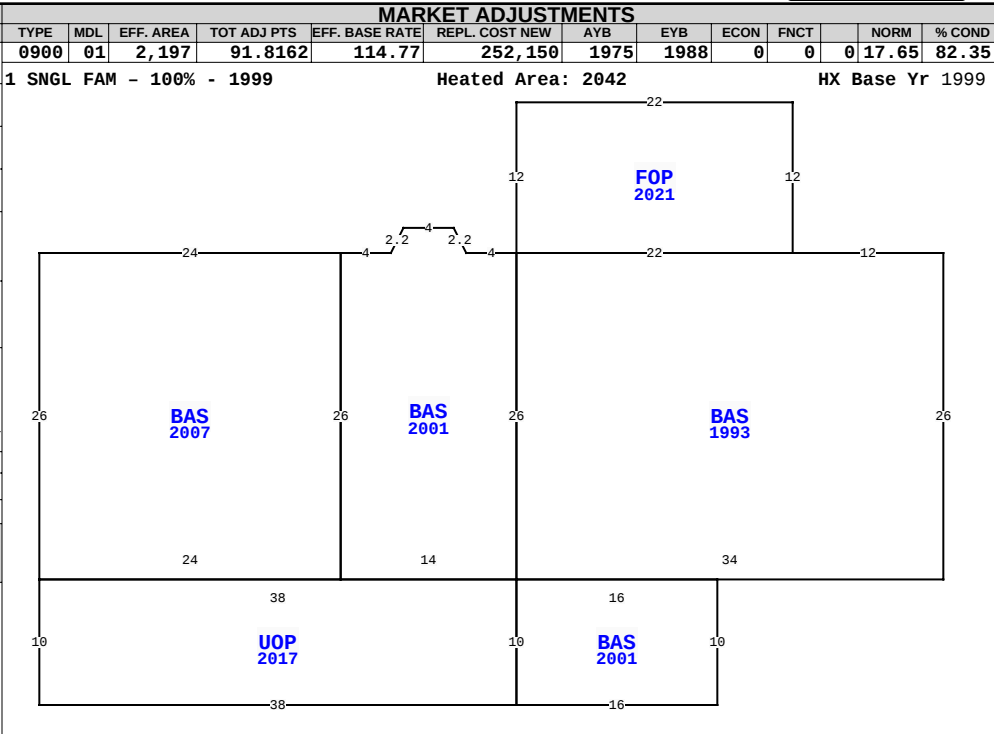
MAP NUM	MKT AREA	08
NEIGHBORHOOD/LOC 8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	884	83,550
BAS	160	100	160	15,122
BAS	374	100	374	35,348
BAS	624	100	624	58,976
FOP	264	30	79	7,467
UOP	380	20	76	7,183

TOTALS	2,686	2,197	207,646
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	36	12	432.00	SF	15.00	15.00	100	1999
2	0811	CONCRETE B	0 100	0	0	570.00	SF	5.20	5.20	100	1998
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
5	0810	CONCRETE A	0 100	16	8	128.00	SF	6.50	6.50	100	2007
8	0810	CONCRETE A	0 100	19	4	76.00	SF	6.50	6.50	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.21	AC	1.00



34216 OLD BALDWIN RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	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
1	0681	POLE SHED	0 100	36	12	432.00	SF	15.00	15.00	100	1999	1999	3	27	1,750	
2	0811	CONCRETE B	0 100	0	0	570.00	SF	5.20	5.20	100	1998	1998	3	75	2,223	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940	
5	0810	CONCRETE A	0 100	16	8	128.00	SF	6.50	6.50	100	2007	2007	3	88	732	
8	0810	CONCRETE A	0 100	19	4	76.00	SF	6.50	6.50	100	2007	2007	3	88	435	

TOTAL OB/XF											
8,080											

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		234,055	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		271,175	
SOH/AGL Deduction		TOTAL EXEMPTION VALUE		50,000	
ASSESSED VALUE		BASE TAXABLE VALUE		98,422	
TOTAL EXEMPTION VALUE		TOTAL JUST VALUE		271,175	
NCON VALUE		INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE				301,394	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E018102	CHNGE SRVC	0	05/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0858/1699	12/11/1998	WD	Q	I	
GRANTOR: JENSEN ELI J					65,000
GRANTEE: PAINTER KEVIN P					
0555/1156	10/31/1988	WD	Q	I	
GRANTOR: HIGGINBOTHAM DAVID					35,000
GRANTEE: JENSEN ELI J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FOP=[YR=2021] N12 W22 S12 E22\$ W22											
BAS=[YR=2001] W4 U2 L1 W4 L1 D2 W4 BAS=[YR=2007] W24											
S26 UOP=[YR=2017] S10 E38 BAS=[YR=2001] E16 N10 W16 S10\$ N10											
W38\$ E24 N26\$ S26 E14 N26\$ S26 E34 N26\$.											

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