

PT OF LOT 1377
IN OR 1110/1592
TOWN OF CRAWFORD

PETTY JAMES WALTER JR
34219 OLD BALDWIN ROAD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1377-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,400	100	1,400	118,957
FSP	112	40	45	3,823

TOTALS	1,512		1,445	122,781
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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	YEAR ACTUAL
1	1242	WD DECK A	0 100	15	11	165.00	SF	10.00	10.00	100	1995	1995
2	0681	POLE SHED	0 100	0	0	510.00	SF	11.25	11.25	100	1987	1987
3	0940	SHEDS/PORT	0 100	8	5	40.00	SF	30.00	30.00	100	2007	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	DPTH FACT
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,445	107.1200	101.76	147,043	1976	1986	0	0	0	16.50	83.50
1 SINGLE FAM - 100% - 0 Heated Area: 1400 HX Base Yr												
BAS 1993												
FSP 1993												
34219 OLD BALDWIN RD, CALLAHAN												
BLD DATE 10/09/2013 KK LGL DATE 06/15/2007 JH LAND DATE 06/13/2023 MLU												

TOTAL OB/XF												
1,850												

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		122,781	
TOTAL MARKET OB/XF VALUE		1,850	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		154,631	
SOH/AGL Deduction		80,322	
ASSESSED VALUE		74,309	
TOTAL EXEMPTION VALUE		49,309	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		154,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		148,899	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1110/1592	1/31/2003	QC	U	I	01	100
GRANTOR: PETTY LINDA DIANE						
GRANTEE: PETTY JAMES WALTER						
0521/1309	7/09/1987	WD	Q	I		37,000
GRANTOR: HIGGINBOTHAM MAURICE						
GRANTEE: PETTY JAMES & LINDA						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS=[YR=1993] W50 S28 E21 FSP=[YR=1993] S8 E14 N8 W14\$ E29 N28\$.												