PT OF LOT 1379 (S-3)
IN OR 1637/1564
TOWN OF CRAWFORD

PICKETT AUBREY & DAYNA
34246 HONEY BEE LANE
CALLAHAN, FL 32011

2024

02-1N-24-2180-1379-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

34290 HONEY BEE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 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	0
TOTAL MARKET OB/XF VALUE	2,040
TOTAL LAND VALUE - MARKET	14,100
TOTAL MARKET VALUE	16,140
SOH/AGL Deduction	3,414
ASSESSED VALUE	12,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,726
TOTAL JUST VALUE	16,140
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	16,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1637/1564	9/02/2009	QC	U	I	30	100

GRANTOR: PICKETT AUBREY & DAYN

GRANTEE: PICKETT AUBREY & DA

BUILDING NOTES

BUILDING DIMENSIONS

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	0680	POLE SHED	0	0	25	12	300.00	SF	10.00	10.00	100	1980	1980	3	20	600	
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	1980	1980	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 2,040

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	000001	C	V RS W/XFOB	0	0005	OR	0.00	0.00	0.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	14,100							

REVIEW DATE 03/25/2022 BY TWA Total Acres: 0.47 Total Land Value: 14,100 Market: 0 Agricultural: 0 Common: 14,100 PRINTED 08/06/2024 BY SYS