

PT OF LOT 1383 (S-1)
IN OR 2694/337
TOWN OF CRAWFORD

SHEEHAN JANIE ANN LIVING TRUST/SHEEHAN JANIE ANN T
34408 OLD BALDWIN ROAD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1383-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
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
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
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,203	100	1,203	109,617
BAS	855	100	855	77,907
FEP	130	80	104	9,476
FOP	168	30	50	4,556
FSP	144	40	58	5,285
FST	221	55	122	11,116

TOTALS	2,721		2,392	217,957
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	100	30	11	330.00	SF	11.25	11.25	743
2	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	20,045
3	0810	CONCRETE A	0	100	30	12	360.00	SF	6.50	6.50	2,059
4	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	686
5	0810	CONCRETE A	0	100	0	0	262.00	SF	6.50	6.50	1,499

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.00	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,392	112.1120	106.51	254,772	1965	1994	0	0	0 14.45	85.55
1 SINGLE FAM - 100% - 2006 Heated Area: 2058 HX Base Yr 2006											

BLD DATE	10/09/2013	KK	LGL DATE	
XF DATE			LAND DATE	05/18/2023
INC DATE			AG DATE	MLU

TOTAL OB/XF											
25,032											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6 Tax Dist:	
BUILDING MARKET VALUE		217,957	
TOTAL MARKET OB/XF VALUE		25,032	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		296,989	
SOH/AGL Deduction		127,700	
ASSESSED VALUE		169,289	
TOTAL EXEMPTION VALUE		HX HB DX SX 105,000	
BASE TAXABLE VALUE		64,289	
TOTAL JUST VALUE		296,989	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		287,572	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12364	MECH OTHER	200	01/01/2007
B0617038	ADDITION	61,566	12/01/2006
B17037	NEW CONSTR	19,008	01/01/2006
R08858	REPAIR/RRF	1,400	01/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2694/337	2/13/2024	QC	U	I	11	100	
GRANTOR: SHEEHAN JANIE A							
GRANTEE: SHEEHAN JANIE ANN L							
2280/0824	6/03/2019	QC	U	I	11	100	
GRANTOR: SHEEHAN JANIE A							
GRANTEE: TORRES KERRY KATHLE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W15 FSP=[YR=2013] W12 BAS=[YR=1993] W15 FST=[YR=2007] W17 FEP=[YR=2013] W10 S13 E10 N13\$ S13 E17 N13\$ S13 W27 S24 E41 FOP=[YR=2007] S6 E28 N6 W28\$ E1 N37 \$ S12 E12 N12\$ S12 W12 S25 E27 N37\$.											