PT OF LOT 1383
IN OR 910/1649
TOWN OF CRAWFORD

RODEN KENNETH L & BOBBIE SUE
34432 OLD BALDDWIN ROAD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1383-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

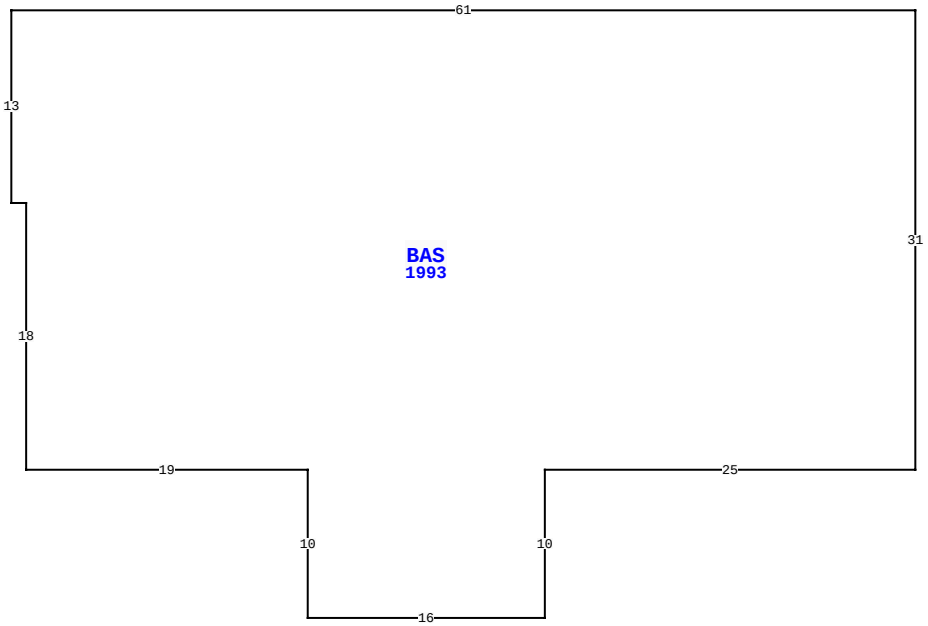
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	2,033	100	2,033	203,170
TOTALS	2,033		2,033	203,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,033	111.0438	138.80	282,180	1977	1987	0	0	0	28.00	72.00

1 SNGL FAM – 100% - 2000 Heated Area: 2033 HX Base Yr 2000



34432 OLD BALDWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		203,170
TOTAL MARKET OB/XF VALUE		5,760
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		268,930
SOH/AGL Deduction		151,671
ASSESSED VALUE		117,259
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,259
TOTAL JUST VALUE		268,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,111

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0910/1649	12/09/1999	WD	Q	I		115,000
GRANTOR: EDDY WM J & VERA C						
GRANTEE: RODEN KENNETH & ROB						
0216/0575	4/29/1976	WD	Q	V		8,000
GRANTOR: HAND WILBUR & JUDY R						
GRANTEE: EDDY WILLIAM & VERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W61 S13 E1 S18 E19 S10 E16 N10 E25 N31 $.

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	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	1978	1978	3	20	4,200	
2	0350	CARPORT WD	0	100	30	20	600.00	SF	13.00	13.00	100	1978	1978	3	20	1,560	

LAND DESCRIPTION

TOTAL OB/XF 5,760

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 03/24/2022 BY TWA Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS