LOT 1384 SO OF ROAD
IN OR 2505/902 (EX S-2)
TOWN OF CRAWFORD

JOHNSON KERSTI & BENJAMIN
34262 OLD BALDWIN RD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1384-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	05	Quality Level 05

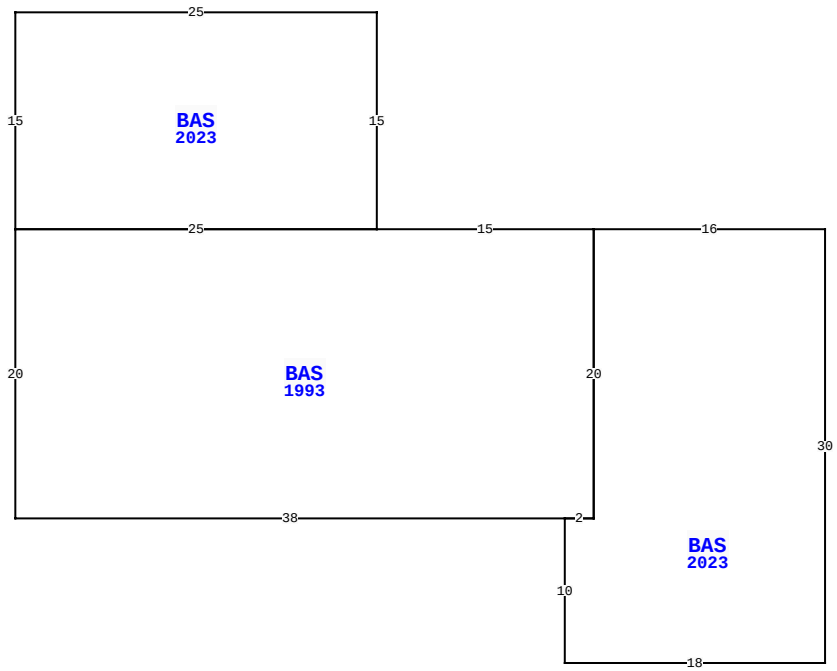
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	81,615
BAS	375	100	375	38,257
BAS	500	100	500	51,009
TOTALS	1,675		1,675	170,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,675	121.0000	114.95	192,541	1960	2000	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1675 HX Base Yr 2023



34374 OLD BALDWIN RD, 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		170,880
TOTAL MARKET OB/XF VALUE		4,140
TOTAL LAND VALUE - MARKET		35,400
TOTAL MARKET VALUE		210,420
SOH/AGL Deduction		1,549
ASSESSED VALUE		208,871
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,871
TOTAL JUST VALUE		210,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22010937	REPAIR/RRF	3,500	08/17/2022
22003147	ADDITION	105,000	02/28/2022
19008311	REPAIR/RRF	2,000	08/05/2019
7928	MH MOVE-ON	10,000	09/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2505/0902	10/13/2021	WD	U	I	37	55,000
GRANTOR: BOUCHER JUDY						
GRANTEE: JOHNSON KERSTI & BE						
0999/0965	7/26/2001	QC	U	I	01	100
GRANTOR: CAUDILL WILLA MAE &						
GRANTEE: CAUDILL WILLIE MAE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,20] W15 W25 S20 E38 E2 N20 $
BAS=[YR=2023;ORIG=-27,5] W25 S15 E25 N15 $
BAS=[YR=2023;ORIG=4,20] W16 S20 W2 S10 E18 N30 $
.

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	32	24	768.00	SF	26.95	26.95	100	1960	1960	3	20	4,140	

LAND DESCRIPTION

TOTAL OB/XF 4,140

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	1.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,400							

REVIEW DATE 12/13/2022 BY WW Total Acres: 1.18 Total Land Value: 35,400 Market: 0 Agricultural: 0 Common: 35,400 PRINTED 08/06/2024 BY SYS