PT LOT 1169
2016 DEST DW/MH
IN OR 2017/546

COLBERT AMBER E
34865 BREADCRUMB TRAIL
CALLAHAN, FL 32011

2024

14-1N-24-2180-1169-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

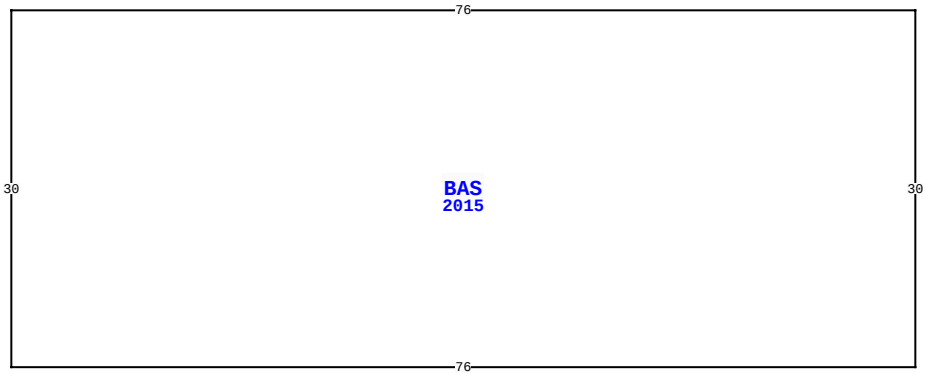
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	175,761
TOTALS	2,280		2,280	175,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	128.4800	96.36	219,701	2015	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2016 Heated Area: 2280 HX Base Yr 2016



34865 BREADCRUMB TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		175,761
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		80,750
TOTAL MARKET VALUE		256,511
SOH/AGL Deduction		87,719
ASSESSED VALUE		168,792
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,792
TOTAL JUST VALUE		256,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006836	REPLACEMENT DOUBL	0	06/10/2024
MH240004176	REPLACEMENT DOUBL	0	04/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2017/0546	12/04/2015	WD	Q	V	01	45,000

GRANTOR: HENDRICKS DANIEL R
GRANTEE: COLBERT AMBER E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S30 E76 N30$.

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	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	5.00	AC		1.00	1.00	0.85	19,000.00	16,150.00	80,750							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 5.00 Total Land Value: 80,750 Market: 0 Agricultural: 0 Common: 80,750 PRINTED 08/06/2024 BY SYS