

LOTS 1170 & 1171 & S1/2 ABND
IN OR 2176/1042
ST LYING N THEREOF BY

PICKETT JAMES/HILL AMANDA
34936 BREADCRUMB TRL
CALLAHAN, FL 32011

2024

14-1N-24-2180-1170-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2,121	224,566
FGR	696	55	383	40,551
FOP	536	30	161	17,046
FOP	721	30	216	22,870
FUS	1,965	100	1,965	208,050
STR	48	10	5	529

TOTALS	6,087		4,851	513,612
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0	100	0	0		1,336.00	SF 4.00
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00
3	0680	POLE SHED	0	100	60	40		2,400.00	SF 10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	20.00

REVIEW DATE 05/08/2024 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,851	85.9914	107.49	521,434	2019	2019	0	0	1.50	98.50

1 SNGL FAM - 100% - 2020

Heated Area: 4086

HX Base Yr 2020

The floor plan diagram illustrates the layout of a single-family home with a total heated area of 4086 square feet. The plan is divided into four main areas, each labeled with its name and the year 2019: FOP (Front Office/Parlor), BAS (Bathroom), FGR (Front Garden Room), and FUS (Front Utility Room). The dimensions for each area are as follows: FOP 2019 (14' x 18'), BAS 2019 (20' x 12'), FGR 2019 (29' x 29'), and FUS 2019 (38' x 17'). The plan also shows various other dimensions for walls, doors, and other features, such as 51' for the top wall, 34' for the left wall, 24' for the right wall, and 12' for the bottom wall. The plan is oriented with the top wall being the longest and the bottom wall being the shortest.

BLD DATE	LGL DATE
XF DATE	LAND DATE
	05/22/2023

MLU

TOTAL OB/XF 32,702													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000115	C	SFR ACRES	100		OR	0.00	0.00	20.00	AC		1.00	1.00

TOTAL OB/XF															32,702		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
OR	0.00	0.00	20.00	AC		1.00	1.00	0.85	14,000.00	11,900.00	238,000.00						

Total Acres: 20.00 Total Land Value: 238,000 Market: 0 Agricultural: 0 Common: 238,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		513,612	
TOTAL MARKET OB/XF VALUE		32,702	
TOTAL LAND VALUE - MARKET		238,000	
TOTAL MARKET VALUE		784,314	
SOH/AGL Deduction		272,273	
ASSESSED VALUE		512,041	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		462,041	
TOTAL JUST VALUE		784,314	
NCON VALUE		24,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		779,139	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003482	CO ISSUED	0	04/08/2019
18002704	NEW CONSTR	520,229	03/30/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2176/1042	2/12/2018	WD Q	Q	V	01
GRANTOR: JMC NASSAU COUNTY PRO					142,500
GRANTEE: PICKETT JAMES & AMA					
1776/1424	1/31/2012	WD U	V	30	100
GRANTOR: COLEMAN JAMES M					
GRANTEE: JMC NASSAU COUNTY P					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2019] W24 FOP=[YR=2019] N18 W51 S14 BAS=[YR=2019] W9 S20 W1 S8 E1 S5 E9 FOP=[YR=2019] S12 E21 S2 E8 N2 E22 N12 W7 S2 D3 L3 W8 U3 L3 STR=[YR=2019] W4 N12 E4 S12\$ N12 W4 S12 W5 D3 L3 W8 U3 L3 N2 W7\$ E7 S2 D3 R3 E8 U3 R3 E9 D3 R3 E8 U3 R3 N2 E7 N29 W7 N4 U3 L3 W4 D3 L3 W34\$ E34 U3 R3 E4 D3 R3 S4 E7\$ S29 E24 N29\$ PTR=E20 FUS=[YR=2019] E37 S5 E7 S4 E24 S17 W24 S4 W7 S8 W14 N3 W8 S3 W15 N38\$ W20\$.									

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