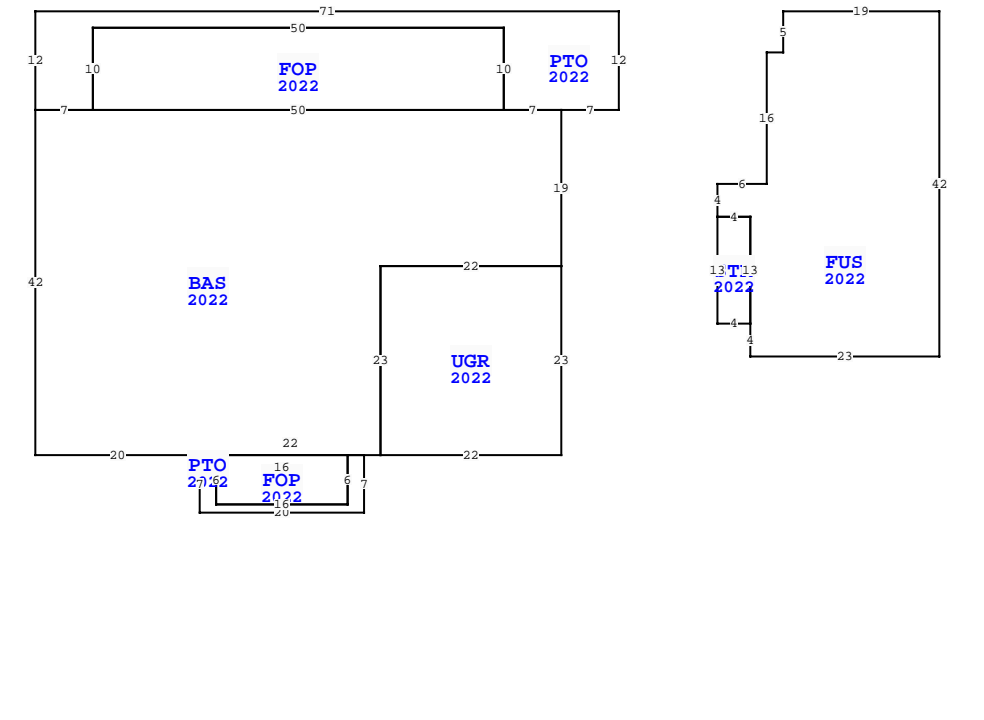


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	05	STEEL	100
Stories	0	0	100
Units		0	100
Occupancy	00	NONE	100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0900	01	3,544	80.3700	100.46	356,030	2022	2022	0	0	0	0.50	99.50		



Quality	02	Quality Level 02		
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	2,182	100	2,182	218,108
FOP	96	30	29	2,898
FOP	500	30	150	14,994
FUS	930	100	930	92,961
PTO	44	5	2	200
PTO	352	5	18	1,799
STR	52	10	5	499
UGR	506	45	228	22,790
TOTALS	4,662		3,544	354,250

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	382,018			
TOTAL MARKET OB/XF VALUE	49,412			
TOTAL LAND VALUE - MARKET	161,500			
TOTAL MARKET VALUE	592,930			
SOH/AGL Deduction	40,020			
ASSESSED VALUE	552,910			
TOTAL EXEMPTION VALUE	HX HB 50,000			
BASE TAXABLE VALUE	502,910			
TOTAL JUST VALUE	592,930			
NCON VALUE	45,044			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	538,041			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008202	SWIMMING POOL	60,000	06/27/2023
22009443	CO ISSUED	0	06/21/2022
21011084	NEW CONSTR	333,335	08/20/2021
21000833	30X56 BLDG	81,967	01/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/1646	12/05/2017	WD	Q	V	01	75,000

GRANTOR: JMC NASSAU COUNTY PRO
GRANTEE: DETIG MARTIN & KERR
1776/1424 1/31/2012 WD U V 30 100
GRANTOR: COLEMAN JAMES M
GRANTEE: JMC NASSAU COUNTY P

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
1	0811	CONCRETE B	0	100	0	840.00	SF	5.20	5.20	100	2022	2022	3	100	4,368	
2	0866	POOL FIBER	0	100	0	362.00	SF	72.00	72.00	100	2024	2023		100	26,064	
3	0855	CONC PAVER	0	100	0	1,388.00	SF	10.00	10.00	100	2024	2023		100	13,880	
4	0462	ST/AL FNC	0	100	0	480.00	SF	10.00	10.00	100	2024	2023		100	4,800	
5	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2024	2023		100	300	

34812 BREADCRUMB TR, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2022;ORIG=-71,12] S42 E20 E22 N23 E22 N19 W7 W50 W7 \$
 FUS=[YR=2022;ORIG=20,0] E19 S42 W23 N4 N13 W4 N4 E6 N16 E2 N5 \$
 UGR=[YR=2022;ORIG=-29,54] E22 N23 W22 S23 \$
 FOP=[YR=2022;ORIG=-14,12] W50 N10 E50 S10 \$
 PTO=[YR=2022;ORIG=0,0] W71 S12 E7 N10 E50 S10 E7 E7 N12 \$
 FOP=[YR=2022;ORIG=-33,54] W16 S6 E16 N6 \$
 STR=[YR=2022;ORIG=16,38] W4 N13 E4 S13 \$
 PTO=[YR=2022;ORIG=-51,54] S7 E20 N7 W2 S6 W16 N6 W2 \$
 PTR=[ORIG=0,0] E20 W20 \$

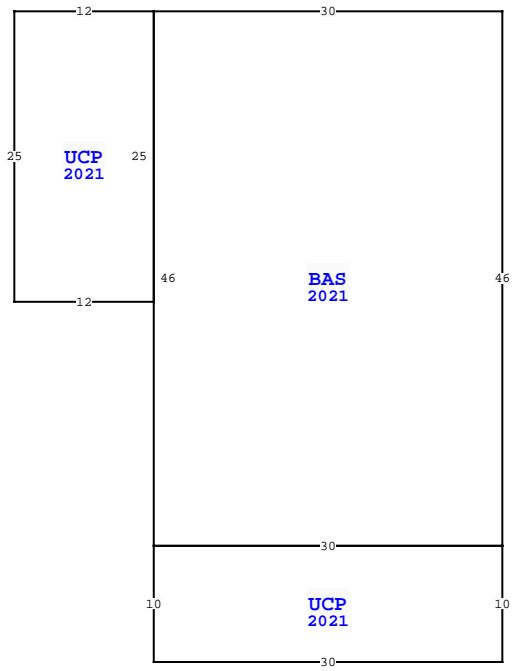
LAND DESCRIPTION

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	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	10.00	AC		1.00	1.00	0.85	19,000.00	16,150.00	161,500							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall		N/A	100
Interior Floo	03	CONC FINSH	100
Air Condition	99	N/A	100
Heating Type		N/A	100
Bedrooms		0	100
Bathrooms		0	100
Frame	05	STEEL	100
Stories	0		100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
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
BAS	1,380	100	1,380
UCP	300	20	60
UCP	300	20	60
TOTALS	1,980		1,500
EXTRA FEATURES		27,768	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2													
2 GARAGE RES - 100% - 2023 Heated Area: 1380 HX Base Yr 2023													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 2
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			382,018
TOTAL MARKET OB/XF VALUE			49,412
TOTAL LAND VALUE - MARKET			161,500
TOTAL MARKET VALUE			592,930
SOH/AGL Deduction			40,020
ASSESSED VALUE			552,910
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			502,910
TOTAL JUST VALUE			592,930
NCON VALUE			45,044
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			538,041

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/1646	12/05/2017	WD	Q	V	01	75,000
GRANTOR: JMC NASSAU COUNTY PRO						
GRANTEE: DETIG MARTIN & KERR						
1776/1424	1/31/2012	WD	U	V	30	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: JMC NASSAU COUNTY P						

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W30 UCP=[YR=2021] W12 S25 E12 N25\$ S46	
UCP=[YR=2021] S10 E30 N10 W30\$ E30 N46\$.	

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														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV