PT OF LOT 1300
IN OR 2316/722
TOWN OF CRAWFORD

ALFORD LORA LYNN
34100 PEEPAWS PL
CALLAHAN, FL 32011

2024

23-1N-24-2180-1300-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
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
Quality	03	Quality Level 03

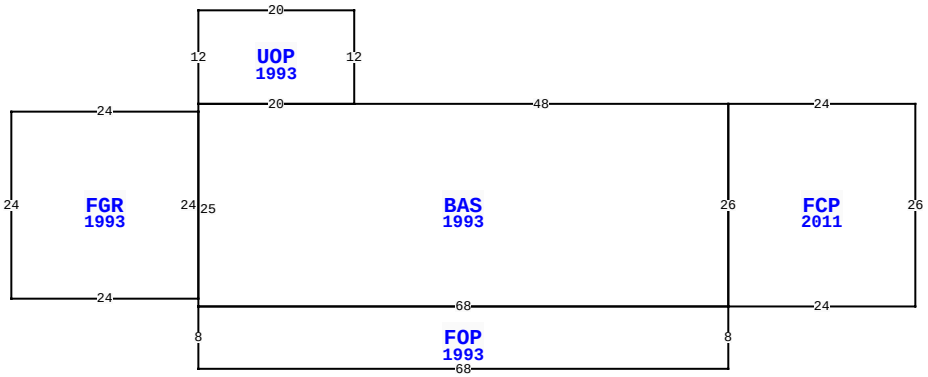
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	42,215
FCP	624	25	156	3,725
FGR	576	55	317	7,569
FOP	544	30	163	3,892
UOP	240	25	60	1,433
TOTALS	3,752		2,464	58,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,464	113.7000	79.59	196,110	1977	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1768 HX Base Yr



34100 PEEPAWS PL, 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		58,833
TOTAL MARKET OB/XF VALUE		2,078
TOTAL LAND VALUE - MARKET		53,100
TOTAL MARKET VALUE		114,011
SOH/AGL Deduction		69,526
ASSESSED VALUE		44,485
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		14,485
TOTAL JUST VALUE		114,011
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E951930	CHNGE SRVC	400	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/0722	6/21/2019	QC	U	I	11	100
GRANTOR: ALFORD WILLIAM LEE						
GRANTEE: ALFORD WILLIAM LEE						
0277/0154	10/01/1978	FS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2011] W24 BAS=[YR=1993] W48 UOP=[YR=1993] N12 W20 S12 E20$ W20 S1 FGR=[YR=1993] W24 S24 E24 N24$ S25 FOP=[YR=1993] S8 E68 N8 W68$ E68 N26$ S26 E24 N26$.

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	0681	POLE SHED	0	100	8	17	136.00	SF	15.00	15.00	100	1970	1970	3	20	408	
2	0812	CONCRETE C	0	100	0	0	1,018.00	SF	4.00	4.00	100	1983	1983	3	41	1,670	

LAND DESCRIPTION

TOTAL OB/XF 2,078

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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	1.77	AC		1.00	1.00	1.00	30,000.00	30,000.00	53,100							

REVIEW DATE 05/08/2024 BY WWA Total Acres: 1.77 Total Land Value: 53,100 Market: 0 Agricultural: 0 Common: 53,100 PRINTED 08/06/2024 BY SYS