PT OF W1/2 OF W1/2 OF SW1/4 OF SW1/4 IN OR 1543/548

THOMPSON WANDA J
34555 OLD BALDWIN ROAD
CALLAHAN, FL 32011

2024

36-2N-24-0000-0009-0000

BUILDING CHARACTERISTICS

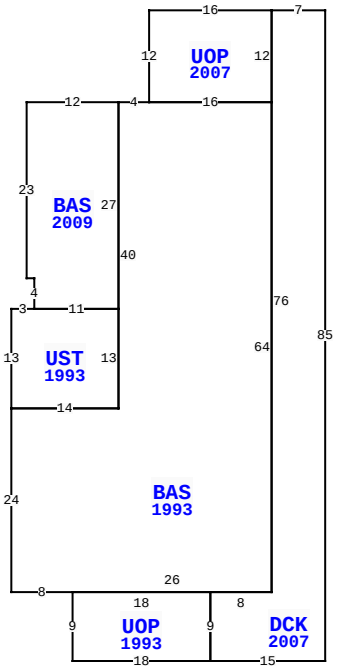
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,616	100	1,616	110,134
BAS	320	100	320	21,809
DCK	667	10	67	4,567
UOP	162	20	32	2,181
UOP	192	20	38	2,590
UST	182	45	82	5,589
TOTALS	3,139		2,155	146,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,155	87.2200	82.86	178,563	1976	1981	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2008 Heated Area: 1936 HX Base Yr 2008



34555 OLD BALDWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1976	1976	3	38	1,330	
3	0940	SHEDS/PORT	0	100	28	12	336.00	SF	30.00	30.00	100	2024	2022		97	9,778	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	146,868
TOTAL MARKET OB/XF VALUE	11,108
TOTAL LAND VALUE - MARKET	48,300
TOTAL MARKET VALUE	206,276
SOH/AGL Deduction	101,157
ASSESSED VALUE	105,119
TOTAL EXEMPTION VALUE	HX HB WX SX 105,000
BASE TAXABLE VALUE	119
TOTAL JUST VALUE	206,276
NCON VALUE	9,778
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	191,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23001659	CARPORT	22,337	02/07/2023
5078	REPAIR/RRF	3,000	08/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/0548	12/28/2007	QC	U	I	01	100
GRANTOR: THOMPSON PHILLIP K &						
GRANTEE: THOMPSON WANDA J						
1452/1045	10/16/2006	QC	U	I	06	100
GRANTOR: JACKSON BILL W JR L/E						
GRANTEE: THOMPSON PHILLIP K						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2007] W7 UOP=[YR=2007] W16 S12 BAS=[YR=1993] W4 BAS=[YR=2009] W12 S23 E1 S4 UST=[YR=1993] W3 S13 E14 N13 W11$ E11 N27$ S40 W14 S24 E8 UOP=[YR=1993] S9E18 N9 W18$ E26 N64 W16$ E16 N12$ S76 W8 S9 E15 N85$.

LAND DESCRIPTION

TOTAL OB/XF 11,108

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	1.61	AC		1.00	1.00	1.00	30,000.00	30,000.00	48,300							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 1.61 Total Land Value: 48,300 Market: 0 Agricultural: 0 Common: 48,300 PRINTED 08/06/2024 BY SYS