PT OF SW1/4
IN OR 2486/315
2001 MERT DW

ROWELL JAMES H
34564 OLD BALDWIN RD
CALLAHAN, FL 32011

2024

36-2N-24-0000-0010-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

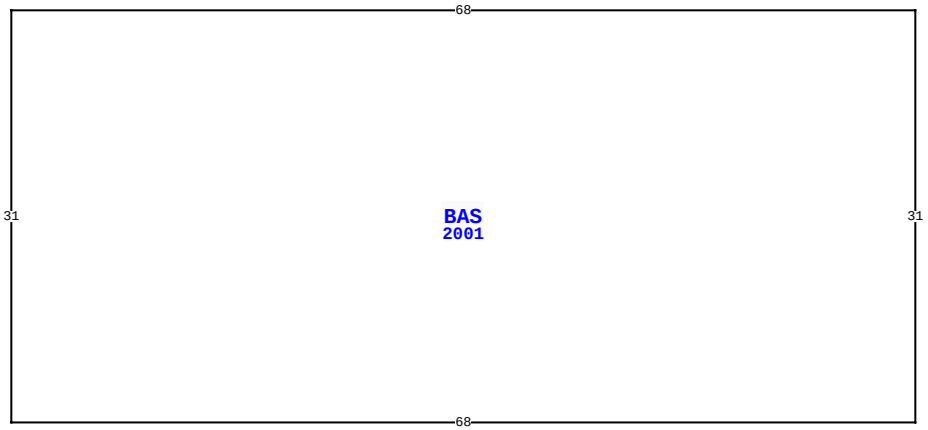
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2,108	135,126
TOTALS	2,108		2,108	135,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,108	147.3600	110.52	232,976	2001	2006	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 1997 Heated Area: 2108 HX Base Yr 1997



34564 OLD BALDWIN RD, 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		135,126
TOTAL MARKET OB/XF VALUE		9,713
TOTAL LAND VALUE - MARKET		49,200
TOTAL MARKET VALUE		194,039
SOH/AGL Deduction		122,707
ASSESSED VALUE		71,332
TOTAL EXEMPTION VALUE	HX HB	46,332
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		194,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,623

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3505	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2486/0315	8/04/2021	QC	U	I	11	100
GRANTOR: ROWELL KATRINA L N/K/						
GRANTEE: ROWELL JAMES H						
1568/0329	5/27/2008	QC	U	I	01	36,100
GRANTOR: ROWELL KATRINA L						
GRANTEE: ROWELL JAMES H & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W68 S31 E68 N31 $.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	1992	1992	3	20	402	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
3	0753	UEP	0	100	40	8	320.00	SF	22.00	22.00	100	2019	2019	3	90	6,336	

LAND DESCRIPTION

TOTAL OB/XF 9,713

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	0005	OR	0.00	0.00	1.64	AC		1.00	1.00	1.00	30,000.00	30,000.00	49,200							

REVIEW DATE 10/01/2020 BY TW Total Acres: 1.64 Total Land Value: 49,200 Market: 0 Agricultural: 0 Common: 49,200 PRINTED 08/06/2024 BY SYS