PT OF LOT 1371 (S-3)
IN OR 2763/1782
TOWN OF CRAWFORD

MCDOUGALD STEPHEN
34112 OLD BALDWIN RD
CALLAHAN, FL 32011

2025

02-1N-24-2180-1371-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

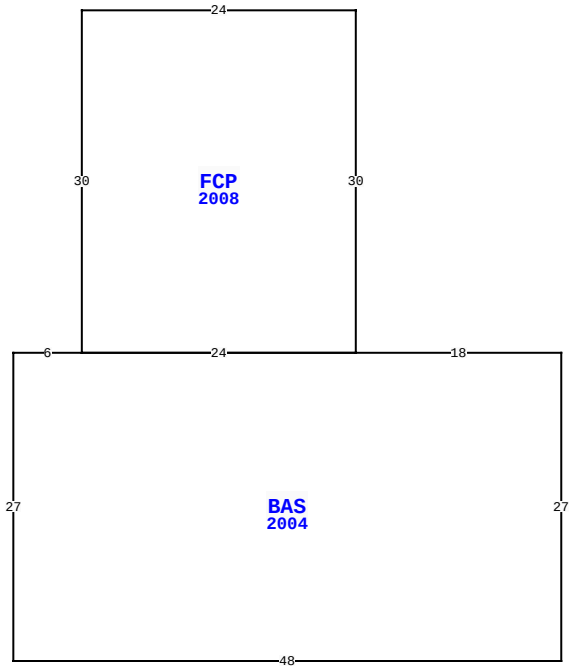
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2004	1,296	117,256
FCP	720	25	2008	180	16,286
TOTALS	2,016			1,476	133,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,476	147.8400	125.66	185,474	2004	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2010 Heated Area: 1296 HX Base Yr 2010



34112 OLD BALDWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		150,783
TOTAL MARKET OB/XF VALUE		3,045
TOTAL LAND VALUE - MARKET		103,800
TOTAL MARKET VALUE		257,628
SOH/AGL Deduction		159,575
ASSESSED VALUE		98,053
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		47,331
TOTAL JUST VALUE		257,628
NCON VALUE		17,242
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4460	MH MOVE-ON	0	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1782	1/17/2025	WD	Q	I	01	330,000
GRANTOR: NELSON MYLES & ALEXUS						
GRANTEE: MCDOUGALD STEPHEN						
1609/0523	3/04/2009	WD	Q	I	01	125,000
GRANTOR: LEWIS R E						
GRANTEE: NELSON MYLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W18 W24 W6 S27 E48 N27 $
FCP=[YR=2008;ORIG=-42,-30] E24 S30 W24 N30 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	

LAND DESCRIPTION

TOTAL OB/XF 3,045

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	000100	C	RES	100	0005	OR	0.00	0.00	3.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	103,800							

REVIEW DATE 04/29/2025 BY WWA Total Acres: 3.46 Total Land Value: 103,800 Market: 0 Agricultural: 0 Common: 103,800 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

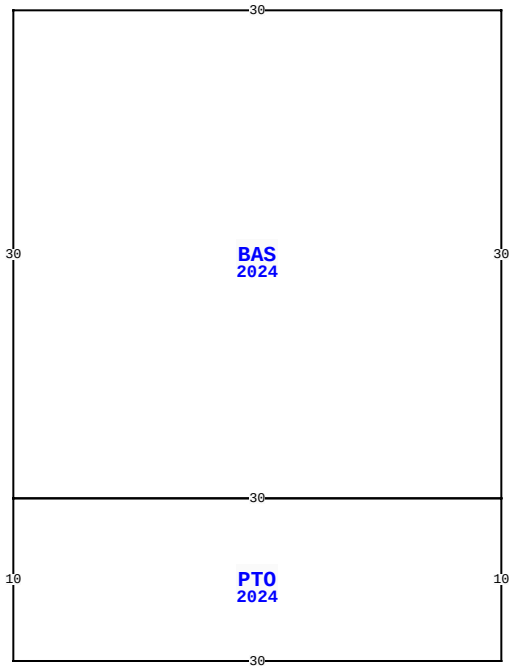
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2024	900	16,959
PTO	300	5	2024	15	283
TOTALS	1,200			915	17,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	915	62.1000	22.98	21,027	2010	2010	0	0	0	18.00	82.00

2 GARAGE RES – 100% - 2025 Heated Area: 900 HX Base Yr 2010



34112 OLD BALDWIN RD, CALLAHAN

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GRANTEE: MCDOUGALD STEPHEN						
1609/0523	3/04/2009	WD	Q	I	01	125,000
GRANTOR: LEWIS R E						
GRANTEE: NELSON MYLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S30 W30 N30 $
PTO=[YR=2024;ORIG=50,40] E30 S10 W30 N10 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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