PT OF LOTS 1382 & 1383
IN OR 1183/1087
TOWN OF CRAWFORD

SIMS JOHN D & KAY B
34440 OLD BALDWIN ROAD
CALLAHAN, FL 32011

2025

02-1N-24-2180-1382-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

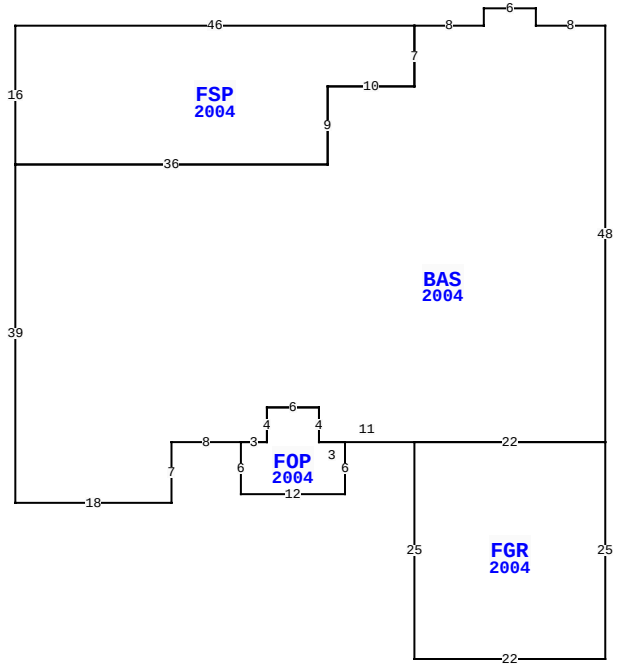
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	2,732	100	2004	2,732	276,644
FGR	550	55	2004	302	30,580
FOP	96	30	2004	29	2,937
FSP	646	40	2004	258	26,126
TOTALS	4,024			3,321	336,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,321	90.2520	119.13	395,631	2004	2004	0	0	0	15.00	85.00

2 SNGL FAM – 100% - 2005 Heated Area: 2732 HX Base Yr 2005



34440 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		348,558
TOTAL MARKET OB/XF VALUE		24,111
TOTAL LAND VALUE - MARKET		89,950
TOTAL MARKET VALUE		462,619
SOH/AGL Deduction		239,955
ASSESSED VALUE		222,664
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		171,942
TOTAL JUST VALUE		462,619
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005083	NEW ROOF	20,000	04/19/2023
R11565	REPAIR/RRF	600	09/01/2008
B0412134	NEW CONSTR	197,476	01/01/2004
MH023952	MH MOVE-ON	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1183/1087	10/24/2003	QC	Q	I	01	100
GRANTOR: SIMS JOHN D						
GRANTEE: SIMS JOHN D & KAY B						
0999/1794	7/27/2001	WD	Q	I		67,000
GRANTOR: NIGHTINGALE BARBARA A						
GRANTEE: SIMS JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W8 N2 W6 S2 W8 FSP=[YR=2004] W46 S16 E36 N9 E10 N7$ S7 W10 S9 W36 S39 E18 N7 E8 FOP=[YR=2004] S6 E12 N6 W3 N4 W6 S4 W3$ E3 N4 E6 S4 E11 FGR=[YR=2004] S25 E22 N25 W22$ E22 N48$.

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	0811	CONCRETE B	0	100	0	0	968.00	SF	5.20	5.20	100	2004	2004	3	83	4,178	
2	0510	GARAGE WD-	0	100	38	24	912.00	SF	35.00	35.00	100	2009	2009	3	52	16,598	
3	0810	CONCRETE A	0	100	38	15	570.00	SF	6.50	6.50	100	2010	2010	3	90	3,335	

LAND DESCRIPTION

TOTAL OB/XF 24,111

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	2.57	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,950							

REVIEW DATE 06/12/2023 BY WWX Total Acres: 2.57 Total Land Value: 89,950 Market: 0 Agricultural: 0 Common: 89,950 PRINTED 07/30/2025 BY SYS

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ELEMENT	CD	CONSTRUCTION
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	0 100
Units		0 100
Occupancy	00	NONE 100

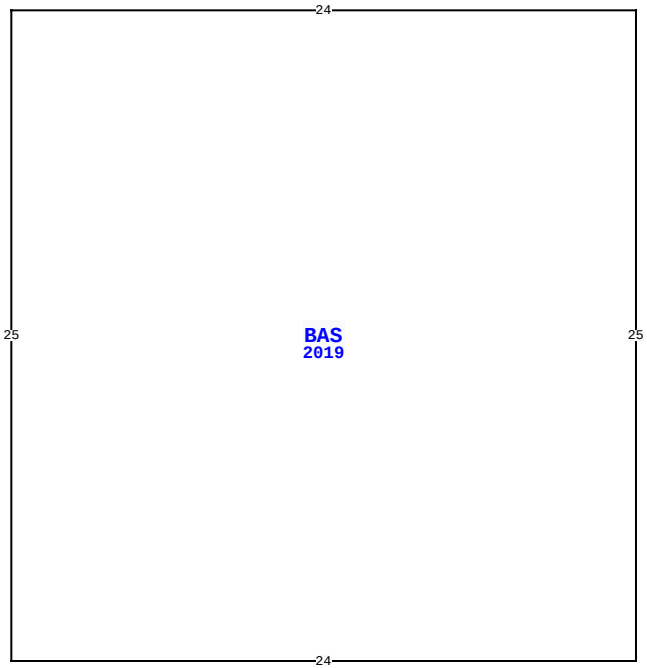
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2019	600	12,272
TOTALS	600			600	12,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	21.53	12,918	2019	2019	0	0	0	5.00	95.00

3 GARAGE RES – 100% - 2005 Heated Area: 600 HX Base Yr 2005



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0999/1794	7/27/2001	WD	Q	I		67,000
GRANTOR: NIGHTINGALE BARBARA A						
GRANTEE: SIMS JOHN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S25 E24 N25$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/12/2023 BY WWX Total Acres: 2.57 Total Land Value: 89,950 Market: 0 Agricultural: 0 Common: 89,950 PRINTED 07/30/2025 BY SYS