PT LOT 1382
IN OR 2708/416
(EX PT IN OR 1860/522 &

NETTLES STEPHEN/HARTLOGE JESSICA
34446 OLD BALDWIN RD
CALLAHAN, FL 32011

2025

02-1N-24-2180-1382-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

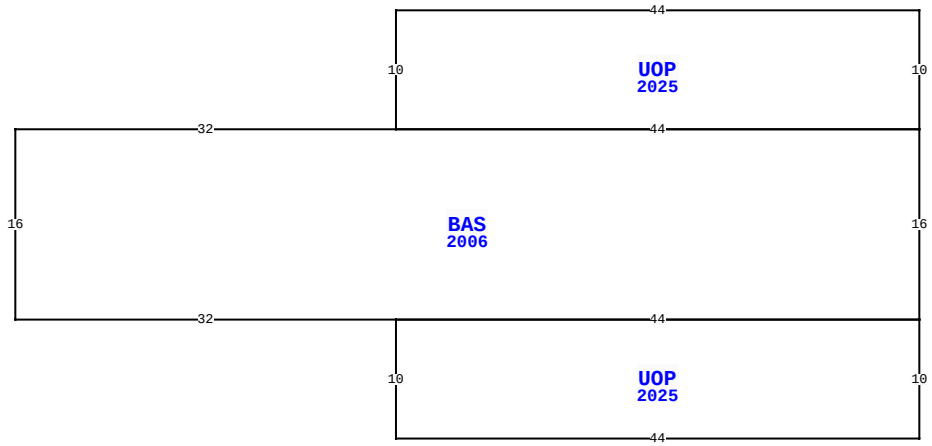
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	1,216	100	2006	1,216	91,387
UOP	440	25	2025	110	8,267
UOP	440	25	2025	110	8,267
TOTALS	2,096			1,436	107,921

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,436	122.8000	104.38	149,890	1999	2014	0	0	0	28.00	72.00

1 M/H 94+ – 100% - 2025 Heated Area: 1216 HX Base Yr 2025



34446 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		107,921
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		104,650
TOTAL MARKET VALUE		212,571
SOH/AGL Deduction		0
ASSESSED VALUE		212,571
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		161,849
TOTAL JUST VALUE		212,571
NCON VALUE		41,919
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2708/416	4/25/2024	WD	Q	I	01	250,000
GRANTOR: WESTMORELAND JOHN & A						
GRANTEE: NETTLES STEPHEN						
2708/413	4/25/2024	QC	U	I	11	100
GRANTOR: WESTMORELAND JOHN EBE						
GRANTEE: WESTMORELAND JOHN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W44 W32 S16 E32 E44 N16 $
UOP=[YR=2025;ORIG=0,16] W44 S10 E44 N10 $
UOP=[YR=2025;ORIG=-44,0] E44 N10 W44 S10 $
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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
1	000100	C	RES	100	0006	OR	0.00	0.00	2.99	AC		1.00	1.00	1.00	35,000.00	35,000.00	104,650							

REVIEW DATE 10/28/2021 BY TWA Total Acres: 2.99 Total Land Value: 104,650 Market: 0 Agricultural: 0 Common: 104,650 PRINTED 07/30/2025 BY SYS