PT OF LOT 1383
IN OR 1044/1717
TOWN OF CRAWFORD

ROUSSEAU TIMOTHY
7117 MARBLE COURT
JACKSONVILLE, FL 32211

2025

02-1N-24-2180-1383-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

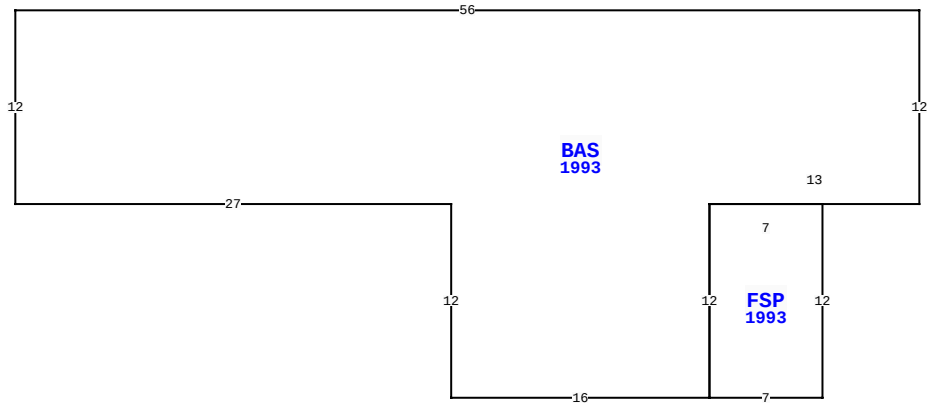
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	19,699
FSP	84	60	1993	50	1,140
TOTALS	948			914	20,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	914	95.0000	76.00	69,464	1973	1978	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2024 Heated Area: 864 HX Base Yr



34390 OLD BALDWIN RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	20,839
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	65,839
SOH/AGL Deduction	12,782
ASSESSED VALUE	53,057
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,057
TOTAL JUST VALUE	65,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/827	6/27/2023	QC	U	I	11	100
GRANTOR: ROUSSEAU JAMES M						
GRANTEE: ROUSSEAU TIMOTHY						
1044/1717	3/21/2002	QC	U	I	18	100
GRANTOR: COOK NORA V L/E						
GRANTEE: ROUSSEAU JAMES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E27 S12 E16 FSP=[YR=1993] E7 N12 W7 S12$ N12 E13 N12$.

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	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 03/24/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS