PT OF LOTS 1383 & 1384
IN OR 2429/793 N OF ROAD IN
OR 520/780

FOWLER ASHLEY & BRYCE
34385 OLD BALDWIN RD
CALLAHAN, FL 32011

2025

02-1N-24-2180-1383-0050

BUILDING CHARACTERISTICS

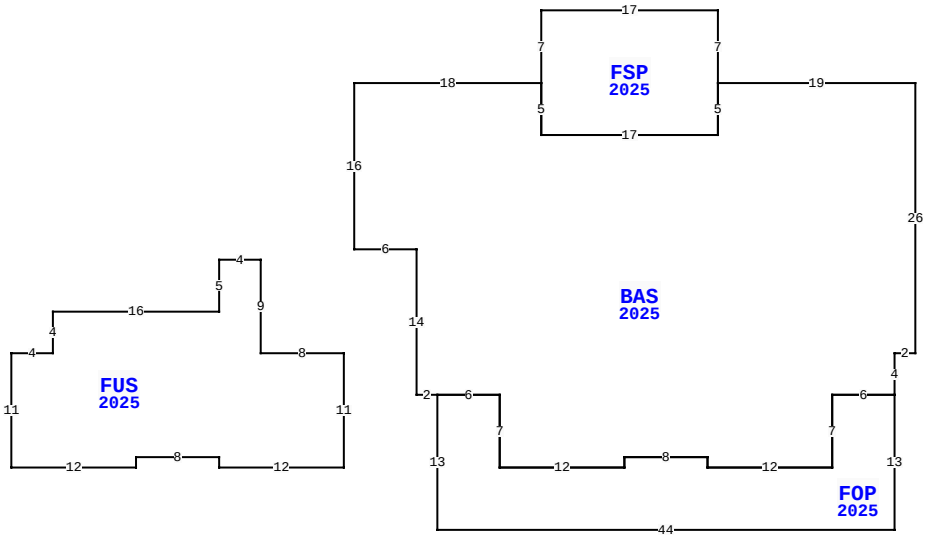
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,659	100	2025	1,659	257,543
FOP	356	30	2025	107	16,611
FSP	204	40	2025	82	12,730
FUS	444	100	2025	444	68,927
TOTALS	2,663			2,292	355,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,292	98.2548	155.24	355,810	2024	2024	0	0	0	0.00	100.00

2 SFR CUST – 100% - 2025 Heated Area: 2103 HX Base Yr 2023



34385 OLD BALDWIN RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		355,810
TOTAL MARKET OB/XF VALUE		65,342
TOTAL LAND VALUE - MARKET		140,400
TOTAL MARKET VALUE		561,552
SOH/AGL Deduction		21,358
ASSESSED VALUE		540,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		489,472
TOTAL JUST VALUE		561,552
NCON VALUE		421,152
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,234

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240001836	PRIVATE PROVIDER	329,355	02/14/2024
B230016109		29,000	12/15/2023
230010320	VINYL LINER POOL	58,000	08/11/2023
22009126	NEW CONSTR	329,355	06/14/2022
C125439	CO ISSUED	0	10/26/2012
P1216162	NEW CONSTR	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2429/0793	1/29/2021	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM DEBRA A						
GRANTEE: FOWLER ASHLEY & BRY						
2429/0065	1/28/2021	QC	U	I	11	100
GRANTOR: HIGGINBOTHAM DEBRA A						
GRANTEE: HIGGINBOTHAM ASHLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=64,0] W19 S5 W17 N5 W18 S16 E6 S14 E2 E6 S7 E12 N1 E8 S1 E12 N7 E6 N4 E2 N26 $
FSP=[YR=2025;ORIG=28,-7] E17 S7 S5 W17 N5 N7 $
FOP=[YR=2025;ORIG=18,30] E6 S7 E12 N1 E8 S1 E12 N7 E6 S13 W44 N13 $
FUS=[YR=2025;ORIG=9,26] W8 N9 W4 S5 W16 S4 W4 S11 E12 N1 E8 S1 E12 N11 $
.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2025	2024		100	2,000	
2	0862	POOL VINYL	0	100	36	18	648.00	SF	50.00	50.00	100	2025	2024		100	32,400	
3	0845	KOOL DECK	0	100	0	0	792.00	SF	7.25	7.25	100	2025	2024		100	5,742	
4	0911	SCRN RM A	0	100	0	0	1,440.00	SF	17.50	17.50	100	2025	2024		100	25,200	

LAND DESCRIPTION

TOTAL OB/XF 65,342

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	7.20	AC		1.00	1.00	1.00	19,500.00	19,500.00	140,400							

REVIEW DATE 05/09/2024 BY WW Total Acres: 7.20 Total Land Value: 140,400 Market: 0 Agricultural: 0 Common: 140,400 PRINTED 07/30/2025 BY SYS