PT OF LOT 1384 (S-2)
IN OR 941/1365 1996 HOME DW
TOWN OF CRAWFORD

MARSH RICHARD D & DANA K
34356 OLD BALDWIN ROAD
CALLAHAN, FL 32011

2025

02-1N-24-2180-1384-0020

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

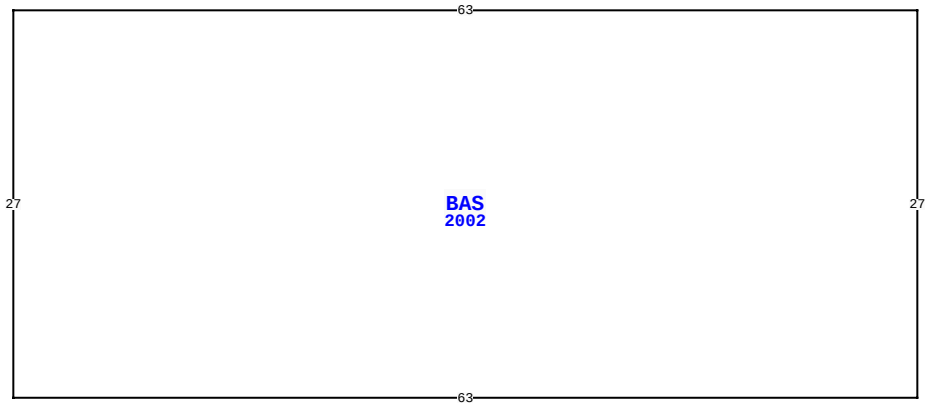
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,701	100	2002	1,701	98,011
TOTALS	1,701			1,701	98,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,701	147.3600	125.26	213,067	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2003 Heated Area: 1701 HX Base Yr 2003



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		118,605
TOTAL MARKET OB/XF VALUE		4,815
TOTAL LAND VALUE - MARKET		89,250
TOTAL MARKET VALUE		212,670
SOH/AGL Deduction		119,329
ASSESSED VALUE		93,341
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		42,619
TOTAL JUST VALUE		212,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230004376	METAL SHED	65,416	04/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/1365	7/20/2000	QC	Q	I	01	100

GRANTOR: CAUDILL JOHN & WILLIE
GRANTEE: MARSH RICHARD & DAN

34356 OLD BALDWIN RD, CALLAHAN

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W63 S27 E63 N27 $.

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	0681	POLE SHED	0	100	24	15	360.00	SF	15.00	15.00	100	1980	1980	3	20	1,080	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
3	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2015	2015	3	65	1,040	

LAND DESCRIPTION

TOTAL OB/XF 4,815

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	2.55	AC		1.00	1.00	1.00	35,000.00	35,000.00	89,250							

REVIEW DATE 06/12/2023 BY WW Total Acres: 2.55 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 07/30/2025 BY SYS

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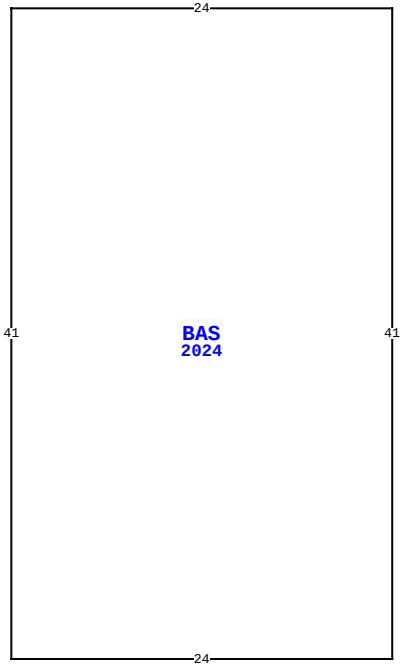
Roof Cover	12	MODULAR MT 100
Interior Floo	03	CONC FINSH 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100	2024	984	20,594
TOTALS	984			984	20,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	984	57.1320	21.14	20,802	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 984 HX Base Yr 2003



34356 OLD BALDWIN RD, CALLAHAN

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

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/1365	7/20/2000	QC	Q	I	01	100

GRANTOR: CAUDILL JOHN & WILLIE

GRANTEE: MARSH RICHARD & DAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=70,40] E24 N41 W24 S41 $
.

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 WW Total Acres: 2.55 Total Land Value: 89,250 Market: 0 Agricultural: 0 Common: 89,250 PRINTED 07/30/2025 BY SYS