PT LOT 1169
2016 DEST DW/MH
IN OR 2017/546

COLBERT AMBER E
34865 BREADCRUMB TRAIL
CALLAHAN, FL 32011

2025

14-1N-24-2180-1169-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

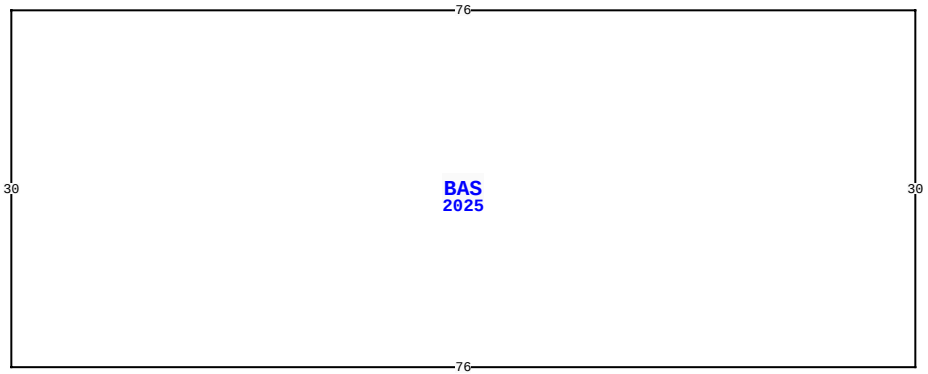
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2025	2,280	221,793
TOTALS	2,280			2,280	221,793

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	115.6000	98.26	224,033	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 2280 HX Base Yr 2016



34865 BREADCRUMB TR, 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		221,793
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		82,875
TOTAL MARKET VALUE		304,668
SOH/AGL Deduction		24,844
ASSESSED VALUE		279,824
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		229,102
TOTAL JUST VALUE		304,668
NCON VALUE		221,793
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006836	REPLACEMENT DOUBL	0	06/10/2024
MH240004176	REPLACEMENT DOUBL	0	04/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2017/0546	12/04/2015	WD	Q	V	01	45,000

GRANTOR: HENDRICKS DANIEL R
GRANTEE: COLBERT AMBER E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,10] S30 E76 N30 W76 $
.

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		OR	0.00	0.00	5.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	82,875							

REVIEW DATE 01/03/2025 BY WW Total Acres: 5.00 Total Land Value: 82,875 Market: 0 Agricultural: 0 Common: 82,875 PRINTED 07/30/2025 BY SYS