LOTS 1170 & 1171 & S1/2 ABND
IN OR 2176/1042
ST LYING N THEREOF BY

PICKETT JAMES/HILL AMANDA
34936 BREADCRUMB TRL
CALLAHAN, FL 32011

2025

14-1N-24-2180-1170-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

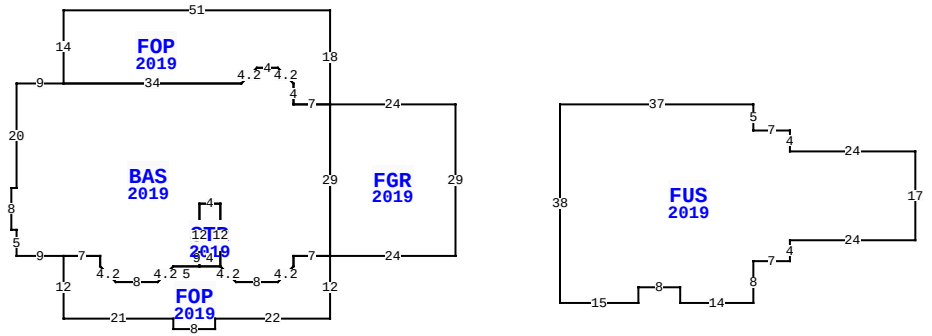
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,121	100	2019	2,121	235,940
FGR	696	55	2019	383	42,605
FOP	536	30	2019	161	17,910
FOP	721	30	2019	216	24,028
FUS	1,965	100	2019	1,965	218,586
STR	48	10	2019	5	557
TOTALS	6,087			4,851	539,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	4,851	85.9914	113.51	550,637	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2020 Heated Area: 4086 HX Base Yr 2020



34936 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		539,624
TOTAL MARKET OB/XF VALUE		32,134
TOTAL LAND VALUE - MARKET		232,000
TOTAL MARKET VALUE		803,758
SOH/AGL Deduction		276,868
ASSESSED VALUE		526,890
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		476,168
TOTAL JUST VALUE		803,758
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		784,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003482	CO ISSUED	0	04/08/2019
18002704	NEW CONSTR	520,229	03/30/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2176/1042	2/12/2018	WD	Q	V	01	142,500
GRANTOR: JMC NASSAU COUNTY PRO						
GRANTEE: PICKETT JAMES & AMA						
1776/1424	1/31/2012	WD	U	V	30	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: JMC NASSAU COUNTY P						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2019] W24 FOP=[YR=2019] N18 W51 S14 BAS=[YR=2019] W9 S20 W1 S8 E1 S5 E9 FOP=[YR=2019] S12 E21 S2 E8 N2 E22 N12 W7 S2 D3 L3 W8 U3 L3 STR=[YR=2019] W4 N12 E4 S12$ N12 W4 S12 W5 D3 L3 W8 U3 L3 N2 W7$ E7 S2 D3 R3 E8 U3 R3 E9 D3 R3 E8 U3 R3 N2 E7 N29 W7 N4 U3 L3 W4 D3 L3 W34$ E34 U3 R3 E4 D3 R3 S4 E7$ S29 E24 N29$ PTR=E20 FUS=[YR=2019] E37 S5 E7 S4 E24 S17 W24 S4 W7 S8 W14 N3 W8 S3 W15 N38$ W20$.

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	0812	CONCRETE C	0	100	0	0	1,336.00	SF	4.00	4.00	100	2019	2019	3	97	5,184	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
3	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00	10.00	100	2024	2023		98	23,520	

LAND DESCRIPTION

TOTAL OB/XF 32,134

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	20.00	AC		1.00	1.00	0.80	14,500.00	11,600.00	232,000							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 20.00 Total Land Value: 232,000 Market: 0 Agricultural: 0 Common: 232,000 PRINTED 07/30/2025 BY SYS