LOT 1177
IN OR 2161/1646
TOWN OF CRAWFORD S/D

DETIG MARTIN & KERRI LYNN ANN
34812 BREADCRUMB TRL
CALLAHAN, FL 32011

2025

14-1N-24-2180-1177-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

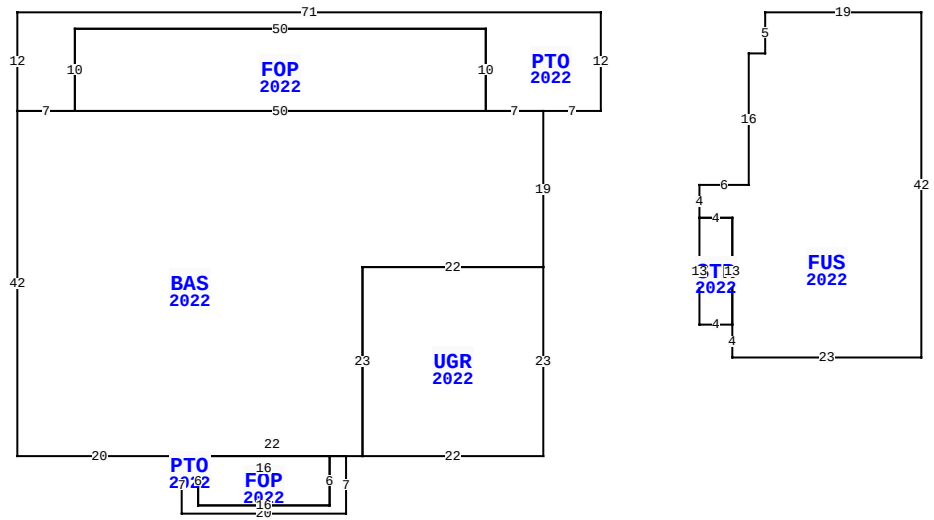
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,182	100	2022	2,182	229,173
FOP	96	30	2022	29	3,046
FOP	500	30	2022	150	15,755
FUS	930	100	2022	930	97,677
PTO	44	5	2022	2	210
PTO	352	5	2022	18	1,891
STR	52	10	2022	5	525
UGR	506	45	2022	228	23,947
TOTALS	4,662			3,544	372,223

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,544	80.3700	106.09	375,983	2022	2022	0	0	0	1.00	99.00

1 SNGL FAM – 100% - 2025 Heated Area: 3112 HX Base Yr



34812 BREADCRUMB TR, 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		401,265
TOTAL MARKET OB/XF VALUE		48,487
TOTAL LAND VALUE - MARKET		165,750
TOTAL MARKET VALUE		615,502
SOH/AGL Deduction		0
ASSESSED VALUE		615,502
TOTAL EXEMPTION VALUE	13	615,502
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		615,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		592,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008202	SWIMMING POOL	60,000	06/27/2023
22009443	CO ISSUED	0	06/21/2022
21011084	NEW CONSTR	333,335	08/20/2021
21000833	30X56 BLDG	81,967	01/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/1646	12/05/2017	WD	Q	V	01	75,000
GRANTOR: JMC NASSAU COUNTY PRO						
GRANTEE: DETIG MARTIN & KERR						
1776/1424	1/31/2012	WD	U	V	30	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: JMC NASSAU COUNTY P						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20	5.20	100	2022	2022	3	99	4,324	
2	0866	POOL FIBER	0	100	0	0	362.00	SF	72.00	72.00	100	2024	2023		97	25,282	
3	0855	CONC PAVER	0	100	0	0	1,388.00	SF	10.00	10.00	100	2024	2023		100	13,880	
4	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2024	2023		98	4,704	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-71,12] S42 E20 E22 N23 E22 N19 W7 W50 W7 $
FUS=[YR=2022;ORIG=20,0] E19 S42 W23 N4 N13 W4 N4 E6 N16 E2 N5 $
UGR=[YR=2022;ORIG=-29,54] E22 N23 W22 S23 $
FOP=[YR=2022;ORIG=-14,12] W50 N10 E50 S10 $
PTO=[YR=2022;ORIG=0,0] W71 S12 E7 N10 E50 S10 E7 E7 N12 $
FOP=[YR=2022;ORIG=-33,54] W16 S6 E16 N6 $
STR=[YR=2022;ORIG=16,38] W4 N13 E4 S13 $
PTO=[YR=2022;ORIG=-51,54] S7 E20 N7 W2 S6 W16 N6 W2 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 48,487

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	10.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	165,750							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.00 Total Land Value: 165,750 Market: 0 Agricultural: 0 Common: 165,750 PRINTED 07/30/2025 BY SYS

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Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

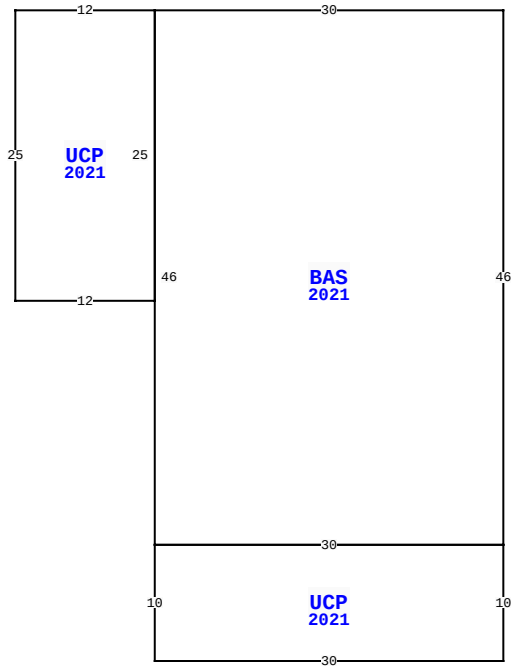
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2021	1,380	26,719
UCP	300	20	2021	60	1,162
UCP	300	20	2021	60	1,162
TOTALS	1,980			1,500	29,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	53.9580	19.96	29,940	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2025 Heated Area: 1380 HX Base Yr



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GRANTOR: JMC NASSAU COUNTY PRO						
GRANTEE: DETIG MARTIN & KERR						
1776/1424	1/31/2012	WD	U	V	30	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: JMC NASSAU COUNTY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 UCP=[YR=2021] W12 S25 E12 N25$ S46
UCP=[YR=2021] S10 E30 N10 W30$ E30 N46$.

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

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