LOT 1185
IN OR 1875/849
TOWN OF CRAWFORD SUB

CHELETTE FAMILY TRUST/CHELETTE CHARLES D JR CO-TRU
34715 BREADCRUMB TRAIL
CALLAHAN, FL 32011

2025

14-1N-24-2180-1185-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

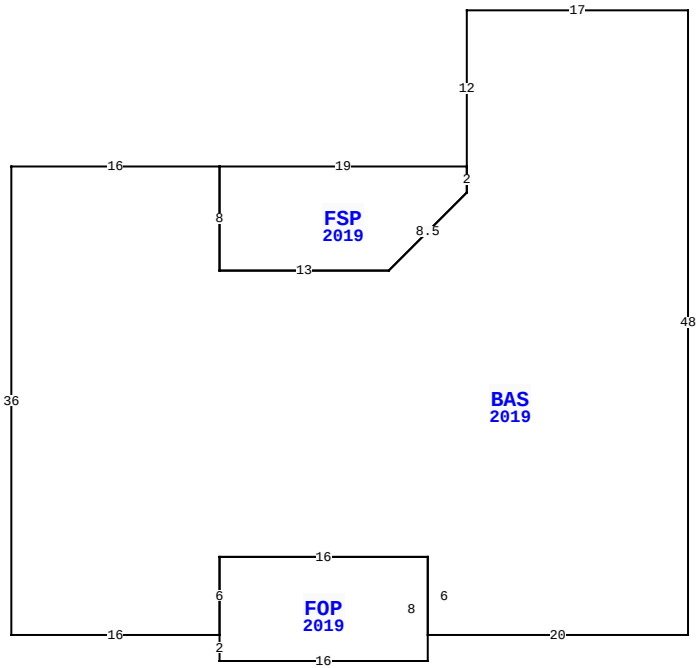
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5500	TIMBERLAND 80-89
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	1,846	100	2019	1,846	233,788
FOP	128	30	2019	38	4,813
FSP	134	40	2019	54	6,838
TOTALS	2,108			1,938	245,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,938	97.9020	129.23	250,448	2019	2019	0	0	0	2.00	98.00

1 SNGL FAM – 0% - 0 Heated Area: 1846 HX Base Yr



34715 BREADCRUMB TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/16/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	266,123
TOTAL MARKET OB/XF VALUE	489
TOTAL LAND VALUE - MARKET	194,175
TOTAL MARKET VALUE	316,337
SOH/AGL Deduction	19,540
ASSESSED VALUE	296,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,797
TOTAL JUST VALUE	460,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006807	CO ISSUED	0	06/26/2019
19000328	NEW CONSTR	228,150	01/11/2019
B1429315	XFOB	0	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/660	11/20/2024	WD	U	I	11	100
GRANTOR: CHELETTE CHARLES D JR						
GRANTEE: CHELETTE FAMILY TRU						
1875/0849	8/09/2013	WD	Q	V	02	67,500
GRANTOR: CAPPS LIVING TRUST						
GRANTEE: CHELETTE CHARLES D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 S12 FSP=[YR=2019] W19 S8 E13 U6 R6 N2$ S2 D6 L6 W13 N8 W16 S36 E16 FOP=[YR=2019] S2 E16 N8 W16 S6$ N6 E16 S6 E20 N48$.

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	0810	CONCRETE A	0	0	0	0	80.00	SF	6.50	6.50	100	2014	2014	3	94	489	

LAND DESCRIPTION

TOTAL OB/XF 489

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0	0005	OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	525.00	525.00	4,725							
3	009910	M	MARKET VALUE	0	0005	OR	0.00	0.00	9.00	AC		1.00	1.00	0.85	19,500.00	16,575.00	149,175							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.00 Total Land Value: 49,725 Market: 149,175 Agricultural: 4,725 Common: 45,000 PRINTED 07/30/2025 BY SYS

LOT 1185
IN OR 1875/849
TOWN OF CRAWFORD SUB

CHELETTE FAMILY TRUST/CHELETTE CHARLES D JR CO-TRU
34715 BREADCRUMB TRAIL
CALLAHAN, FL 32011

2025

14-1N-24-2180-1185-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

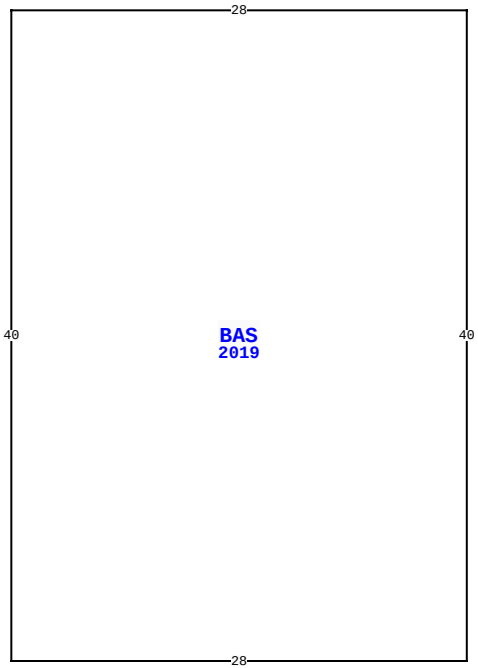
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5500	TIMBERLAND 80-89
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	1,120	100	2019	1,120	20,684
TOTALS	1,120			1,120	20,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,120	56.0740	20.75	23,240	2014	2014	0	0	0	11.00	89.00

2 GARAGE RES – 0% - 0 Heated Area: 1120 HX Base Yr



34715 BREADCRUMB TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/16/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	266,123
TOTAL MARKET OB/XF VALUE	489
TOTAL LAND VALUE - MARKET	194,175
TOTAL MARKET VALUE	316,337
SOH/AGL Deduction	19,540
ASSESSED VALUE	296,797
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,797
TOTAL JUST VALUE	460,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	429,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2752/660	11/20/2024	WD	U	I	11	100
GRANTOR: CHELETTE CHARLES D JR						
GRANTEE: CHELETTE FAMILY TRU						
1875/0849	8/09/2013	WD	Q	V	02	67,500
GRANTOR: CAPPS LIVING TRUST						
GRANTEE: CHELETTE CHARLES D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W28 S40 E28 N40$.

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

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.00 Total Land Value: 49,725 Market: 149,175 Agricultural: 4,725 Common: 45,000 PRINTED 07/30/2025 BY SYS