LOT 1266
TOWN OF CRAWFORD

DAVIS KARA L & JASON A
34350 BREADCRUMB TRL
CALLAHAN, FL 32011

2025

23-1N-24-2180-1266-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

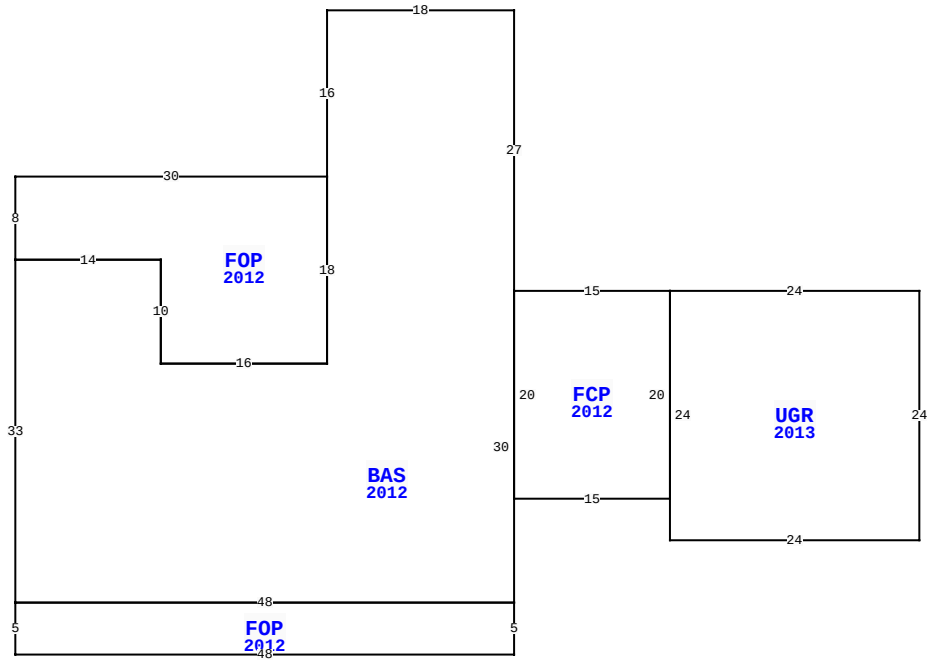
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2012	1,856	231,149
FCP	300	25	2012	75	9,340
FOP	240	30	2012	72	8,967
FOP	400	30	2012	120	14,945
UGR	576	45	2013	259	32,257
TOTALS	3,372			2,382	296,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,382	99.8424	131.79	313,924	2012	2012	0	0	0	5.50	94.50

1 SNGL FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



34350 BREADCRUMB TRL, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		296,658
TOTAL MARKET OB/XF VALUE		118,957
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		513,115
SOH/AGL Deduction		187,454
ASSESSED VALUE		325,661
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,939
TOTAL JUST VALUE		513,115
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,433

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313713	REPAIR/RRF	0	11/05/2013
B27905	ADDITION	24,227	10/01/2013
E1326875	REMODEL	0	10/01/2013
C1226134	CO ISSUED	0	09/28/2012
E25179	ELEC OTHER	0	06/01/2012
B26134	NEW CONSTR	211,365	06/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/225	9/13/2023	WD	Q	I	01	525,000
GRANTOR: MICHAELS JOE AS SPECI						
GRANTEE: DAVIS KARA L & JASO						
2613/1533	1/17/2023	QC	U	I	11	100
GRANTOR: JOSEPH JOSEPHINE						
GRANTEE: JOSEPH JOSEPHINE						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2013] W24 FCP=[YR=2012] W15 BAS=[YR=2012] N27 W18 S16 FOP=[YR=2012] W30 S8 E14 S10 E16N18$ S18 W16 N10 W14 S33 FOP=[YR=2012] S5 E48 N5 W48$ E48 N30$ S20 E15 N20$ S24 E24 N24$. .

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	48	24	1,152.00	SF	30.00	30.00	100	2012	2012	3	64	22,118	
2	0753	UEP	0	100	36	12	432.00	SF	66.00	66.00	100	2013	2013	3	68	19,388	
3	0530	STBL WD	0	100	48	36	1,728.00	SF	45.00	45.00	100	2013	2013	3	68	52,877	
4	0810	CONCRETE A	0	100	24	20	480.00	SF	6.50	6.50	100	2013	2013	3	93	2,902	
5	0510	GARAGE WD-	0	100	30	12	360.00	SF	35.00	35.00	100	2005	2005	3	36	4,536	
6	0681	POLE SHED	0	100	30	11	330.00	SF	15.00	15.00	100	2013	2013	3	68	3,366	
7	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2015	2015	3	65	7,020	
8	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2015	2015	3	75	4,050	
9	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2015	2015	3	75	2,700	

LAND DESCRIPTION

TOTAL OB/XF 118,957

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	10.00	AC		1.00	1.00	0.50	19,500.00	9,750.00	97,500							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS