LOT 1274
OREMC ESMT IN OR 2346-113
TOWN OF CRAWFORD SUB

SANTOS JUAN T & GRETCHEN M
34055 BREADCRUMB TRL
CALLAHAN, FL 32011

2025

23-1N-24-2180-1274-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

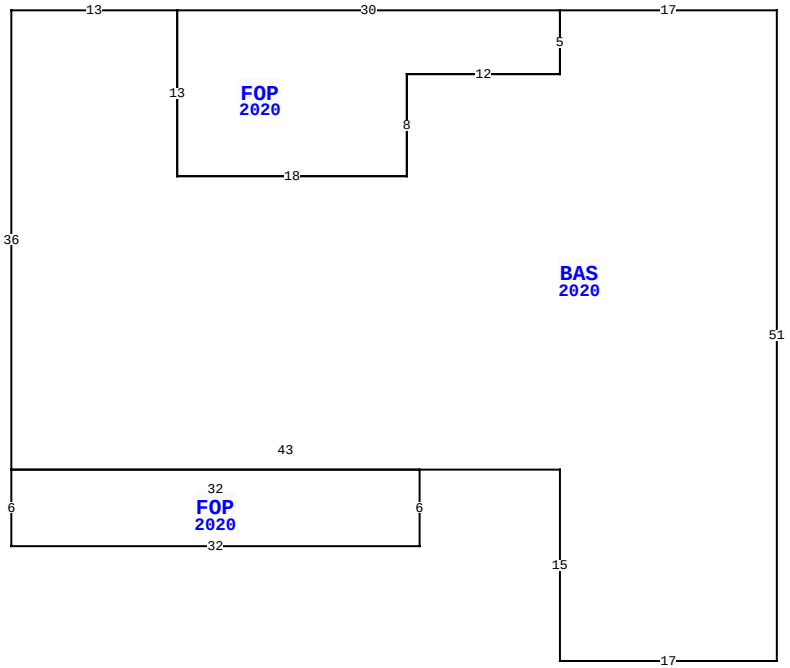
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5400	TIMBERLAND 90+
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	2020	2,121	288,579
FOP	192	30	2020	58	7,892
FOP	294	30	2020	88	11,973
TOTALS	2,607			2,267	308,444

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,267	104.6444	138.13	313,141	2020	2020	0	0	0	1.50	98.50

1 SNGL FAM – 100% - 2021 Heated Area: 2121 HX Base Yr 2021



34055 BREADCRUMB TR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		308,444
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		194,175
TOTAL MARKET VALUE		363,074
SOH/AGL Deduction		85,981
ASSESSED VALUE		277,093
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		226,371
TOTAL JUST VALUE		506,084
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		472,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011989	CO ISSUED	266,008	12/03/2020
20002157	NEW CONSTR	266,008	03/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2339/0164	2/12/2020	QC	U	V	11	100
GRANTOR: SANTOS JUAN T & GRETC						
GRANTEE: SANTOS JUAN T & GRE						
2274/0588	5/09/2019	WD	Q	V	02	90,000
GRANTOR: CAPPS EDWIN H						
GRANTEE: SANTOS JUAN T & GRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W17 FOP=[YR=2020] W30 S13 E18 N8 E12 N5$ S5 W12 S8 W18 N13 W13 S36 FOP=[YR=2020] S6 E32 N6 W32$ E43 S15 E17 N51$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2020	2020	3	99	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	685.00	685.00	6,165							
3	009910	M	MARKET VALUE	0		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: 51,165 Market: 149,175 Agricultural: 6,165 Common: 45,000 PRINTED 07/30/2025 BY SYS