

LONG CALVIN DAVID & HEIDI A
428 JAX ESTATES DRIVE NORTH
JACKSONVILLE, FL 32218

23-1N-24-2180-1282-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		31	HARDIE BRD 100		0150	01	833	125.4000	66.46	55,361	2022	2022	0	0	0	0.50	99.50	VALUATION BY					STANDARD														
Roof Structur		03	GABLE/HIP 100		1 ACCESSORY U - 0% - 0													Heated Area: 810					HX Base Yr														
Roof Cover		03	COMP SHNGL 100		30 27 BAS 2022 30 13 FOP 2022 6 6 13															BUILDING MARKET VALUE					55,084												
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					12,000												
Interior Floo		13	LVT/LAMNT 100																	TOTAL LAND VALUE - MARKET					175,500												
Air Condition		03	CENTRAL 100																	TOTAL MARKET VALUE					242,584												
Heating Type		04	AIR DUCTED 100																	SOH/AGL Deduction					73,017												
Bedrooms			1 100																	ASSESSED VALUE					169,567												
Bathrooms			1.5 100																	TOTAL EXEMPTION VALUE					0												
Frame		02	WOOD FRAME 100																	BASE TAXABLE VALUE					169,567												
Stories		1.	1. 100		TOTAL JUST VALUE					242,584																											
Units			0 100		NCON VALUE					0																											
Occupancy		00	NONE 100		INCOME VALUE																																
					PREVIOUS YEAR MKT VALUE					225,729																											
Quality		03	Quality Level 03																																		
DOR CODE		0700	MISC RESIDENTIAL																																		
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	810	100	2022	810	53,564																																
FOP	78	30	2022	23	1,521																																
TOTALS		888			833	55,084																															
EXTRA FEATURES					34000 BREADCRUMB TR, CALLAHAN																																
L N	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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2022		100	6,000																					
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2022		100	6,000																					
LAND DESCRIPTION																		TOTAL OB/XF										12,000									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		OR	0.00	0.00	10.00	AC		1.00	1.00	0.90	19,500.00	17,550.00	175,500																				
REVIEW DATE		07/02/2025		BY	ww	Total Acres: 10.00		Total Land Value: 175,500				Market: 0				Agricultural: 0				Common: 175,500				PRINTED 07/30/2025 BY SJS													