NE1/4 OF SW1/4 OF SW1/4
IN OR 2440/545

HARRIS JOYCE J/HARRIS STEPHEN M
34647 OLD BALDWIN RD
CALLAHAN, FL 32011

2025

36-2N-24-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

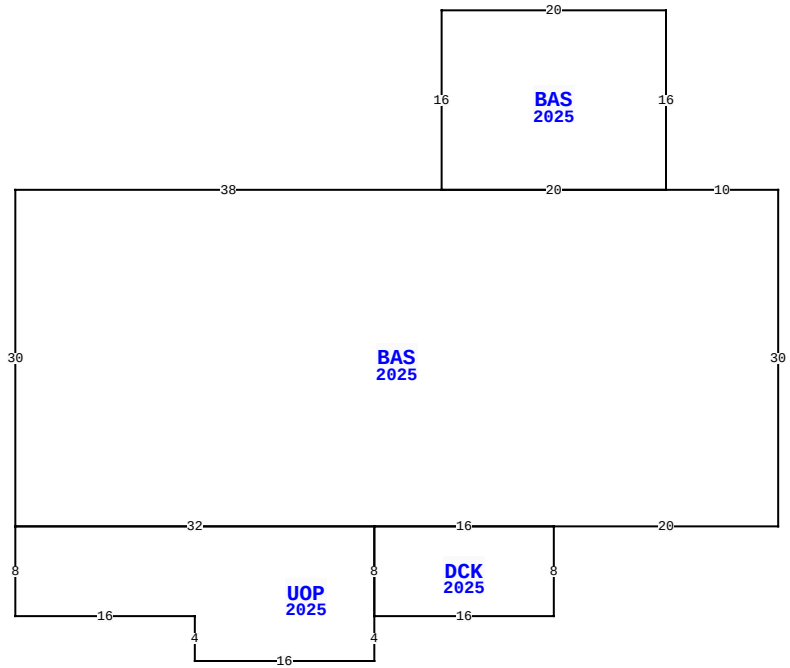
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	2025	320	40,817
BAS	2,040	100	2025	2,040	260,206
DCK	128	15	2025	19	2,424
UOP	320	25	2025	80	10,204
TOTALS	2,808			2,459	313,650

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,459	151.5800	128.84	316,818	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 2360 HX Base Yr 2021



34647 OLD BALDWIN RD, 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		330,158
TOTAL MARKET OB/XF VALUE		12,888
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		538,046
SOH/AGL Deduction		114,016
ASSESSED VALUE		424,030
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		373,308
TOTAL JUST VALUE		538,046
NCON VALUE		313,650
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240006434	REPLACEMENT MH -	0	05/30/2024
MH240002382	REPLACEMENT DW		02/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/0545	3/03/2021	QC	U	I	11	100
GRANTOR: HARRIS JOYCE & STEPHE						
GRANTEE: HARRIS JOYCE J & ST						
2398/1752	9/17/2020	QC	U	I	11	100
GRANTOR: HARRIS JOYCE J						
GRANTEE: HARRIS JOYCE J & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=68,10] N16 E20 S16 W20 $
UOP=[YR=2025;ORIG=30,40] S8 E16 S4 E16 N4 N8 W32 $
DCK=[YR=2025;ORIG=62,40] E16 S8 W16 N8 $
BAS=[YR=2025;ORIG=30,10] S30 E32 E16 E20 N30 W10 W20 W38 $
.

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
3	0940	SHEDS/PORT	0	100	32	12	384.00	SF	30.00	30.00	100	2016	2015	3	65	7,488	
4	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	90	1980	1980	3	90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 12,888

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	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 01/03/2025 BY WW Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

NE1/4 OF SW1/4 OF SW1/4
IN OR 2440/545

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02

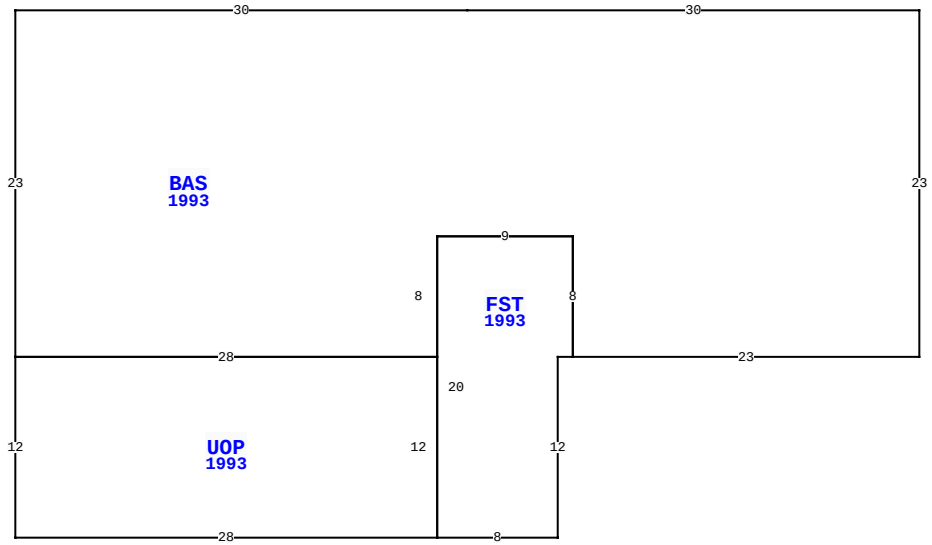
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100	1993	1,308	14,385
FST	168	65	1993	109	1,199
UOP	336	25	1993	84	924
TOTALS	1,812			1,501	16,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0820	02	1,501	68.7400	54.99	82,540	1974	1974	0	0	20	70.00	20.00

2 M/H 93- – 100% - 2021 Heated Area: 1308 HX Base Yr 2021



34647 OLD BALDWIN RD, CALLAHAN

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GRANTEE: HARRIS JOYCE J & ST						
2398/1752	9/17/2020	QC	U	I	11	100
GRANTOR: HARRIS JOYCE J						
GRANTEE: HARRIS JOYCE J & ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W30 W30 S23 E28 N8 E9 S8 E23 N23 $
UOP=[YR=1993;ORIG=-60,23] S12 E28 N12 W28 $
FST=[YR=1993;ORIG=-32,35] E8 N12 E1 N8 W9 S20 $
.

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 01/03/2025 BY WW Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS