PT OF LOTS 1382 & 1383
IN OR 1183/1087
TOWN OF CRAWFORD

SIMS JOHN D & KAY B
34440 OLD BALDWIN ROAD
CALLAHAN, FL 32011

**2026**

**02-1N-24-2180-1382-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

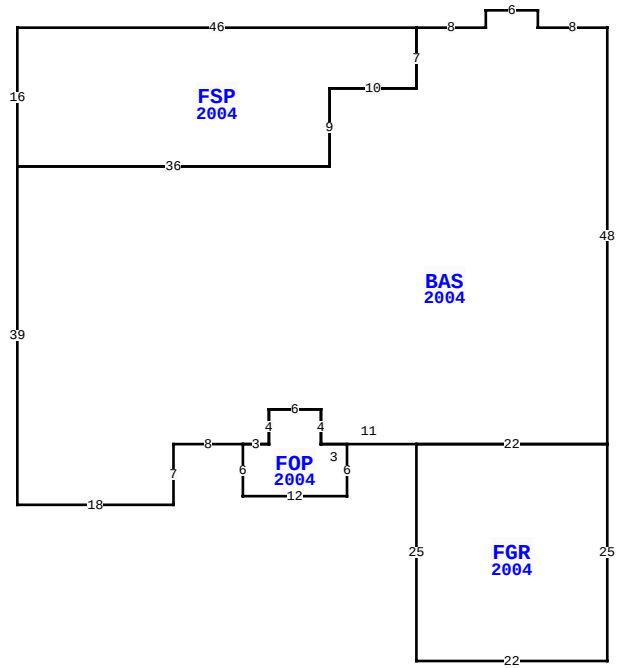
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 8001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,732 | 100 | 2004 | 2,732 | 288,749 |
| FGR | 550 | 55 | 2004 | 302 | 31,919 |
| FOP | 96 | 30 | 2004 | 29 | 3,065 |
| FSP | 646 | 40 | 2004 | 258 | 27,268 |
| TOTALS | 4,024 | | | 3,321 | 351,002 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,321 | 90.2520 | 125.45 | 416,619 | 2004 | 2004 | 0 | 0 | 0 | 15.75 | 84.25 |

2 SNGL FAM 100% - 2005 Heated Area: 2732 HX Base Yr 2005




34440 OLD BALDWIN RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 363,799 |
| TOTAL MARKET OB/XF VALUE | | 15,322 |
| TOTAL LAND VALUE - MARKET | | 87,380 |
| TOTAL MARKET VALUE | | 466,501 |
| SOH/AGL Deduction | | 237,825 |
| ASSESSED VALUE | | 228,676 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 177,265 |
| TOTAL JUST VALUE | | 466,501 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 462,619 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 230005083 | NEW ROOF | 20,000 | 04/19/2023 |
| R11565 | REPAIR/RRF | 600 | 09/01/2008 |
| B0412134 | NEW CONSTR | 197,476 | 01/01/2004 |
| MH023952 | MH MOVE-ON | 0 | 09/01/2002 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1183/1087 | 10/24/2003 | QC | Q | I | 01 | 100 |
| GRANTOR: SIMS JOHN D | | | | | | |
| GRANTEE: SIMS JOHN D & KAY B | | | | | | |
| 0999/1794 | 7/27/2001 | WD | Q | I | | 67,000 |
| GRANTOR: NIGHTINGALE BARBARA A | | | | | | |
| GRANTEE: SIMS JOHN D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W8 N2 W6 S2 W8 FSP=[YR=2004] W46 S16 E36 N9 E10 N7$ S7 W10 S9 W36 S39 E18 N7 E8 FOP=[YR=2004] S6 E12 N6 W3 N4 W6 S4 W3$ E3 N4 E6 S4 E11 FGR=[YR=2004] S25 E22 N25 W22$ E22 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0510 | GARAGE WD- | 0 | 100 | 38 | 24 | 912.00 | SF | 35.00 | 35.00 | 100 | 2009 | 2009 | 3 | 48 | 15,322 | |

## LAND DESCRIPTION

TOTAL OB/XF 15,322

| 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 | 2.57 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 87,380 | | | | | | | |

REVIEW DATE 06/12/2023 BY WWX Total Acres: 2.57 Total Land Value: 87,380 Market: 0 Agricultural: 0 Common: 87,380 PRINTED 07/09/2026 BY SYS

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**2026**

**02-1N-24-2180-1382-0010**

## 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 |

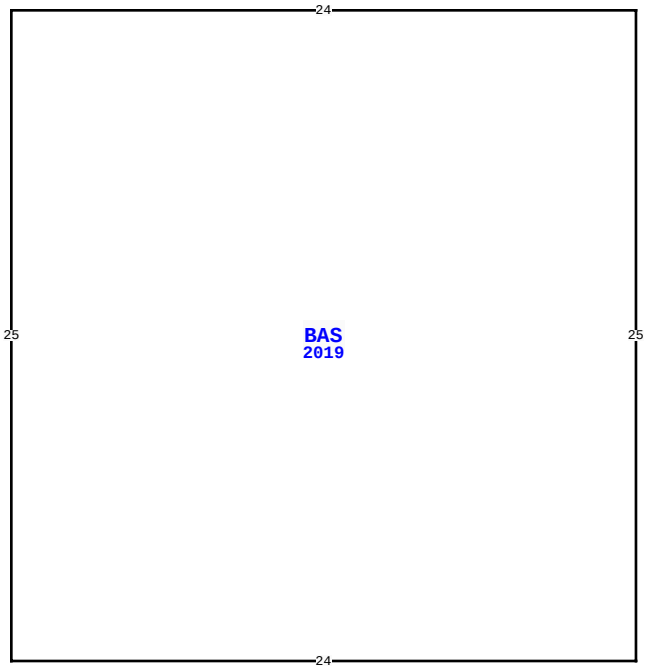
| | | |
|---|---|---|
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 600 | 100 | 2019 | 600 | 12,797 |
| TOTALS | 600 | | | 600 | 12,797 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 600 | 58.1900 | 22.69 | 13,614 | 2019 | 2019 | 0 | 0 | 0 | 6.00 | 94.00 |

3 GARAGE RES 100% - 2005 Heated Area: 600 HX Base Yr 2005




34440 OLD BALDWIN RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

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|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
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| TOTAL JUST VALUE | | 466,501 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 462,619 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
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| GRANTOR: SIMS JOHN D | | | | | | |
| GRANTEE: SIMS JOHN D & KAY B | | | | | | |
| 0999/1794 | 7/27/2001 | WD | Q | I | | 67,000 |
| GRANTOR: NIGHTINGALE BARBARA A | | | | | | |
| GRANTEE: SIMS JOHN D | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2019] W24 S25 E24 N25$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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