

SHEEHAN JANIE ANN LIVING TRUST/SHEEHAN JANIE ANN T
34408 OLD BALDWIN ROAD
CALLAHAN, FL 32011

02-1N-24-2180-1383-0010

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

010001

CB STUCCO 80
AVERAGE 20

0312

GABLE/HIP 100
MODULAR MT 100

0505

DRYWALL 100
CLAY TILE 60

1114

CARPET 40
CENTRAL 100

0304

AIR DUCTED 100
3 100
2 100

021.

WOOD FRAME 100
1. 100
0 100

0600

DIST 1D 100
NONE 100

04

Quality Level 04

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

1,203

100

1993

1,203

106,388

BAS

855

100

2007

855

75,613

FEP

130

80

2013

104

9,197

FOP

168

30

2007

50

4,422

FSP

144

40

2013

58

5,129

FST

221

55

2007

122

10,789

TOTALS

2,721

2,392

211,538

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

1

0681

POLE SHED

0 100

30

11

330.00

SF

15.00

15.00

100

1980

1980

3

20

990

2

0511

GARAGE CB-

0 100

24

24

576.00

SF

40.00

40.00

100

2006

2006

3

84

19,354

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

3.00

AC

1.00

1.00

1.00

28,000.00

28,000.00

84,000

REVIEW DATE

01/01/2023

BY CD

Total Acres: 3.00

Total Land Value: 84,000

Market: 0

Agricultural: 0

Common: 84,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

010001

2,392

117.7176

123.60

295,651

1965

1965

0

0

0

28.45

71.55

1 SINGLE FAM

100% - 2006

Heated Area: 2058

HX Base Yr 2006

10

17

15

12

15

13

13

13

12

12

10

17

27

37

24

25

27

28

6

6

41

FEP

2013

FST

2007

FSP

2013

BAS

1993

BAS

2007

FOP

2007

BLD DATE

10/09/2013

KK

LGL DATE

05/08/2026

MLU

XF DATE

LAND DATE

INC DATE

AG DATE

34408 OLD BALDWIN RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

211,538

TOTAL MARKET OB/XF VALUE

20,344

TOTAL LAND VALUE - MARKET

84,000

TOTAL MARKET VALUE

315,882

SOH/AGL Deduction

136,981

ASSESSED VALUE

178,901

TOTAL EXEMPTION VALUE

HX HB DX SX

106,411

BASE TAXABLE VALUE

72,490

TOTAL JUST VALUE

315,882

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

342,830

PERMIT NUM

DESCRIPTION

AMT

ISSUED

M12364

MECH OTHER

200

01/01/2007

B0617038

ADDITION

61,566

12/01/2006

B17037

NEW CONSTR

19,008

01/01/2006

R08858

REPAIR/RRF

1,400

01/01/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2694/337

2/13/2024

QC

U

I

11

100

GRANTOR: SHEEHAN JANIE A

GRANTEE: SHEEHAN JANIE ANN L

2280/0824

6/03/2019

QC

U

I

11

100

GRANTOR: SHEEHAN JANIE A

GRANTEE: TORRES KERRY KATHLE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W15 FSP=[YR=2013] W12 BAS=[YR=1993] W15
FST=[YR=2007] W17 FEP=[YR=2013] W10 S13 E10 N13\$ S13 E17 N13\$
S13 W27 S24 E41 FOP=[YR=2007] S6 E28 N6 W28\$ E1 N37 \$ S12
E12 N12\$ S12 W12 S25 E27 N37\$.