

PT OF LOT 1383
IN OR 910/1649
TOWN OF CRAWFORD

RODEN KENNETH L & BOBBIE SUE
34432 OLD BALDDWIN ROAD
CALLAHAN, FL 32011

2026

02-1N-24-2180-1383-0030



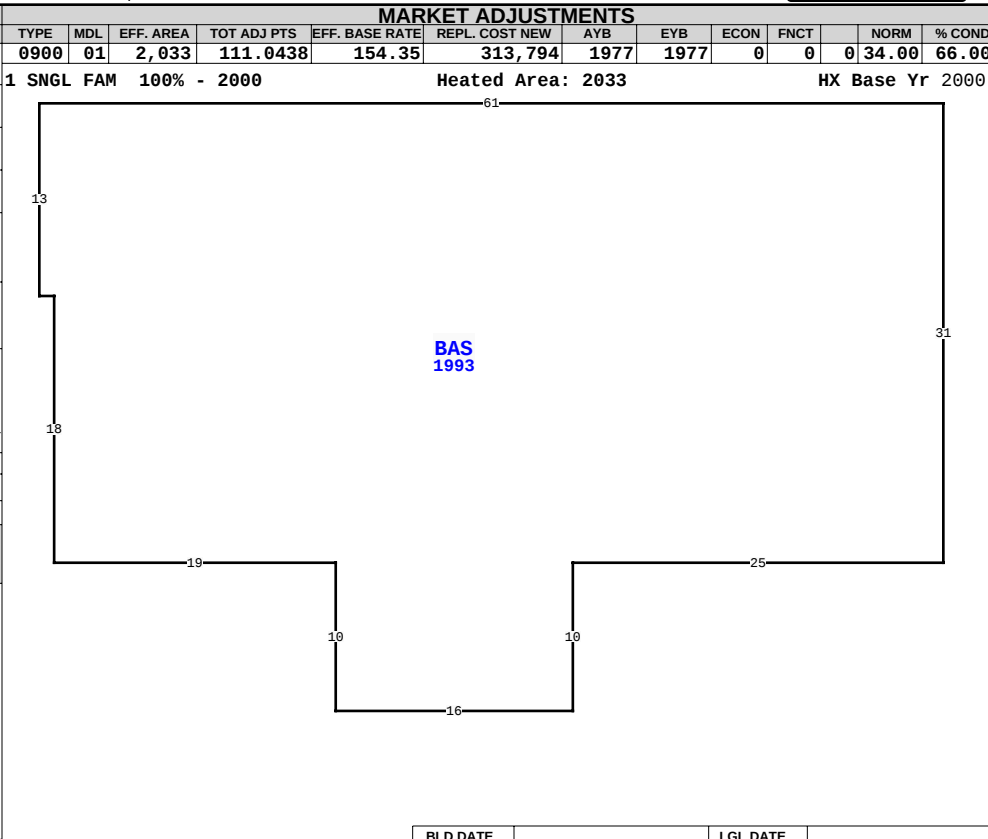
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	2,033	100	1993	2,033	207,104
TOTALS	2,033			2,033	207,104

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	35.00	100	1978
2	0350	CARPORT WD	0 100	30	20	600.00	SF	13.00	13.00	100	1978

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	2.00	AC	1.00



34432 OLD BALDWIN RD, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		207,104	
TOTAL MARKET OB/XF VALUE		5,760	
TOTAL LAND VALUE - MARKET		68,000	
TOTAL MARKET VALUE		280,864	
SOH/AGL Deduction		156,946	
ASSESSED VALUE		123,918	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		72,507	
TOTAL JUST VALUE		280,864	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0910/1649	12/09/1999	WD	Q	I		115,000	
GRANTOR: EDDY WM J & VERA C							
GRANTEE: RODEN KENNETH & ROB							
0216/0575	4/29/1976	WD	Q	V		8,000	
GRANTOR: HAND WILBUR & JUDY R							
GRANTEE: EDDY WILLIAM & VERA							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W61 S13 E1 S18 E19 S10 E16 N10 E25 N31 \$.											