

LOTS 1170 & 1171 & S1/2 ABND
IN OR 2176/1042
ST LYING N THEREOF BY

PICKETT JAMES/HILL AMANDA
34936 BREADCRUMB TRL
CALLAHAN, FL 32011

2026

14-1N-24-2180-1170-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	2,121	100	2019	2,121	260,917
FGR	696	55	2019	383	47,115
FOP	536	30	2019	161	19,805
FOP	721	30	2019	216	26,572
FUS	1,965	100	2019	1,965	241,726
STR	48	10	2019	5	615

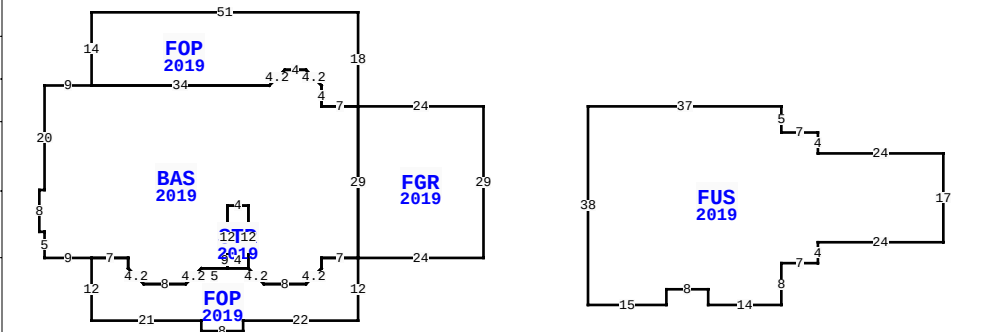
TOTALS	6,087			4,851	596,750
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0680	POLE SHED	0	100	60	40	2,400.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	20.00

REVIEW DATE 01/15/2026 BY WWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,851	90.7687	126.17	612,051	2019	2019	0	0	2.50	97.50
1 SNGL FAM 100% - 2020 Heated Area: 4086 HX Base Yr 2020											



34936 BREADCRUMB TR, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
26,230											

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26,230											

Total Acres: 20.00 Total Land Value: 260,000 Market: 0 Agricultural: 0 Common: 260,000

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		596,750	
TOTAL LAND VALUE - MARKET		26,230	
TOTAL MARKET VALUE		260,000	
SOH/AGL Deduction		341,864	
ASSESSED VALUE		541,116	
TOTAL EXEMPTION VALUE		HX HB	
BASE TAXABLE VALUE		51,411	
TOTAL JUST VALUE		489,705	
NCON VALUE		882,980	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		803,758	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP250011743	POOL RESI	92,910	10/22/2025
19003482	CO ISSUED	0	04/08/2019
18002704	NEW CONSTR	520,229	03/30/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2176/1042	2/12/2018	WD	Q	V	01
GRANTOR: JMC NASSAU COUNTY PRO					
GRANTEE: PICKETT JAMES & AMA					
1776/1424	1/31/2012	WD	U	V	30
GRANTOR: COLEMAN JAMES M					
GRANTEE: JMC NASSAU COUNTY P					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=2019] W24 FOP=[YR=2019] N18 W51 S14 BAS=[YR=2019] W9 S20 W1 S8 E1 S5 E9 FOP=[YR=2019] S12 E21 S2 E8 N2 E22 N12 W7 S2 D3 L3 W8 U3 L3 STR=[YR=2019] W4 N12 E4 S12\$ N12 W4 S12 W5 D3 L3 W8 U3 L3 N2 W7\$ E7 S2 D3 R3 E8 U3 R3 E9 D3 R3 E8 U3 R3 N2 E7 N29 W7 N4 U3 L3 W4 D3 L3 W34\$ E34 U3 R3 E4 D3 R3 S4 E7\$ S29 E24 N29\$ PTR=E20 FUS=[YR=2019] E37 S5 E7 S4 E24 S17 W24 S4 W7 S8 W14 N3 W8 S3 W15 N38\$ W20\$.					

OTHER ADJUSTMENTS AND NOTES											

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