LOT 1177
IN OR 2161/1646
TOWN OF CRAWFORD S/D

DETIG MARTIN & KERRI LYNN ANN
34812 BREADCRUMB TRL
CALLAHAN, FL 32011

2026

14-1N-24-2180-1177-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

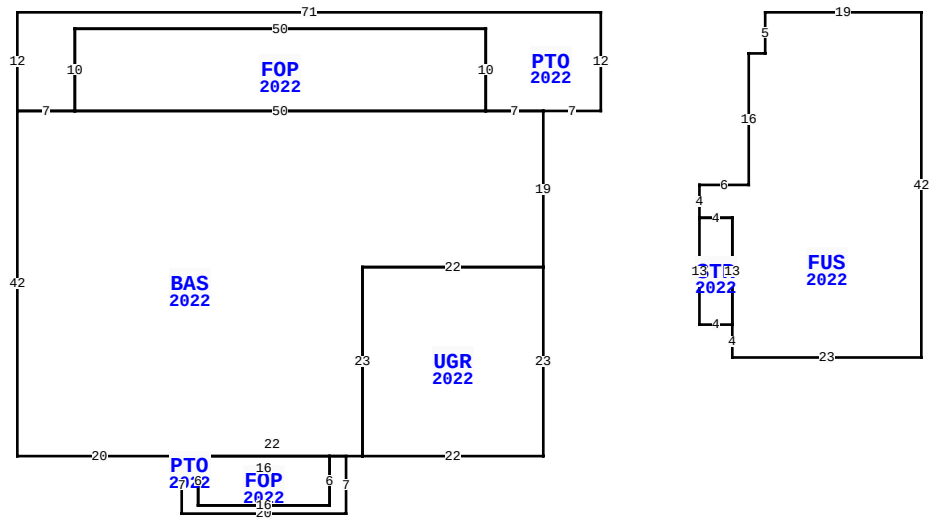
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,182	100	2022	2,182	252,732
FOP	96	30	2022	29	3,359
FOP	500	30	2022	150	17,374
FUS	930	100	2022	930	107,719
PTO	44	5	2022	2	231
PTO	352	5	2022	18	2,085
STR	52	10	2022	5	579
UGR	506	45	2022	228	26,409
TOTALS	4,662			3,544	410,488

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,544	84.6000	117.59	416,739	2022	2022	0	0	0	1.50	98.50

1 SNGL FAM 100% - 2025 Heated Area: 3112 HX Base Yr



34812 BREADCRUMB TR, 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		440,786
TOTAL MARKET OB/XF VALUE		40,000
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		670,786
SOH/AGL Deduction		38,665
ASSESSED VALUE		632,121
TOTAL EXEMPTION VALUE	13	632,121
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		670,786
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008202	SWIMMING POOL	60,000	06/27/2023
22009443	CO ISSUED	0	06/21/2022
21011084	NEW CONSTR	333,335	08/20/2021
21000833	30X56 BLDG	81,967	01/26/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/1646	12/05/2017	WD	Q	V	01	75,000
GRANTOR: JMC NASSAU COUNTY PRO						
GRANTEE: DETIG MARTIN & KERR						
1776/1424	1/31/2012	WD	U	V	30	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: JMC NASSAU COUNTY P						

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	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2024	2023	03	100	40,000	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=-71,12] S42 E20 E22 N23 E22 N19 W7 W50 W7 $
FUS=[YR=2022;ORIG=20,0] E19 S42 W23 N4 N13 W4 N4 E6 N16 E2 N5 $
UGR=[YR=2022;ORIG=-29,54] E22 N23 W22 S23 $
FOP=[YR=2022;ORIG=-14,12] W50 N10 E50 S10 $
PTO=[YR=2022;ORIG=0,0] W71 S12 E7 N10 E50 S10 E7 E7 N12 $
FOP=[YR=2022;ORIG=-33,54] W16 S6 E16 N6 $
STR=[YR=2022;ORIG=16,38] W4 N13 E4 S13 $
PTO=[YR=2022;ORIG=-51,54] S7 E20 N7 W2 S6 W16 N6 W2 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 40,000

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	19,000.00	19,000.00	190,000							

REVIEW DATE 05/08/2024 BY TWA Total Acres: 10.00 Total Land Value: 190,000 Market: 0 Agricultural: 0 Common: 190,000 PRINTED 07/09/2026 BY SYS

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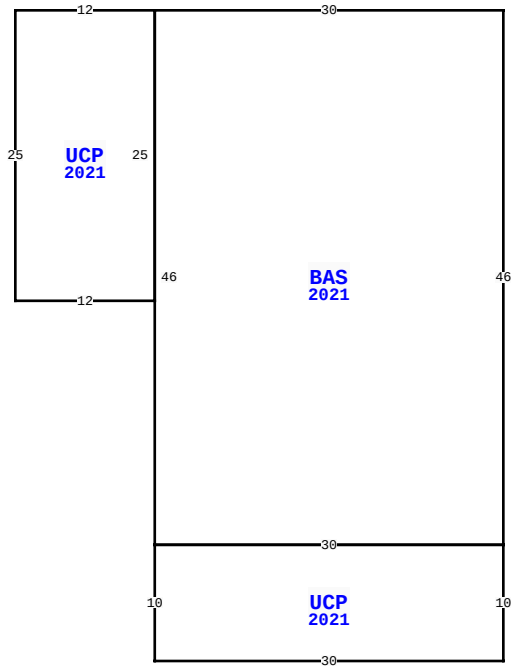
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	2021	1,380	27,874
UCP	300	20	2021	60	1,212
UCP	300	20	2021	60	1,212
TOTALS	1,980			1,500	30,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	53.9580	21.04	31,560	2021	2021	0	0	0	4.00	96.00

2 GARAGE RES 100% - 2025 Heated Area: 1380 HX Base Yr



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		615,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: JMC NASSAU COUNTY PRO						
GRANTEE: DETIG MARTIN & KERR						
1776/1424	1/31/2012	WD	U	V	30	100
GRANTOR: COLEMAN JAMES M						
GRANTEE: JMC NASSAU COUNTY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 UCP=[YR=2021] W12 S25 E12 N25$ S46
UCP=[YR=2021] S10 E30 N10 W30$ E30 N46$.

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

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