PT OF NW1/4
2010 TOWNHOME DW/MH
IN OR 817 PG 1200

STARLING CARMEN/STARLING ROBERT
44812 SANDY FORD ROAD
CALLAHAN, FL 32011

2023

01-1N-24-0000-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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.	1. 100
Units		0 100
Quality	04	Quality Level 04

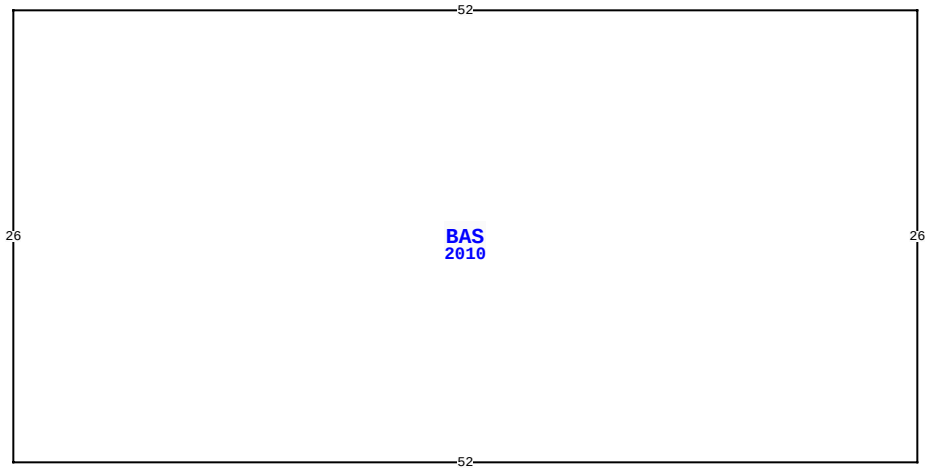
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	1,352	80,255
TOTALS	1,352		1,352	80,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	128.4800	89.94	121,599	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 1998 Heated Area: 1352 HX Base Yr 1998



44812 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		80,255
TOTAL MARKET OB/XF VALUE		8,928
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		134,183
SOH/AGL Deduction		49,125
ASSESSED VALUE		85,058
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		35,058
TOTAL JUST VALUE		134,183
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5254	CO ISSUED	0	03/26/2010
MH5254	MH MOVE-ON	0	03/01/2010
P14184	OTHER	0	03/01/2010
B19384	GARAGE	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0817/1200	12/22/1997	WD	Q	I		22,000

GRANTOR: HIGGINBOTHAM NEAL & N
GRANTEE: STARLING CARMEN & R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W52 S26 E52 N26 $.

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
4	2700	QUONSET LW	0	100	40	30	1,200.00	SF	12.00	12.00	100	2007	2007	3	62	8,928	

LAND DESCRIPTION

TOTAL OB/XF 8,928

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 01/28/2019 BY TWA Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS