

IN OR 1594/23
EX 1-10
2001 FLEET DW/MH

SWORDS MARY J
44580 SANDY FORD ROAD
CALLAHAN, FL 32011

2023

01-1N-24-0000-0002-0070



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

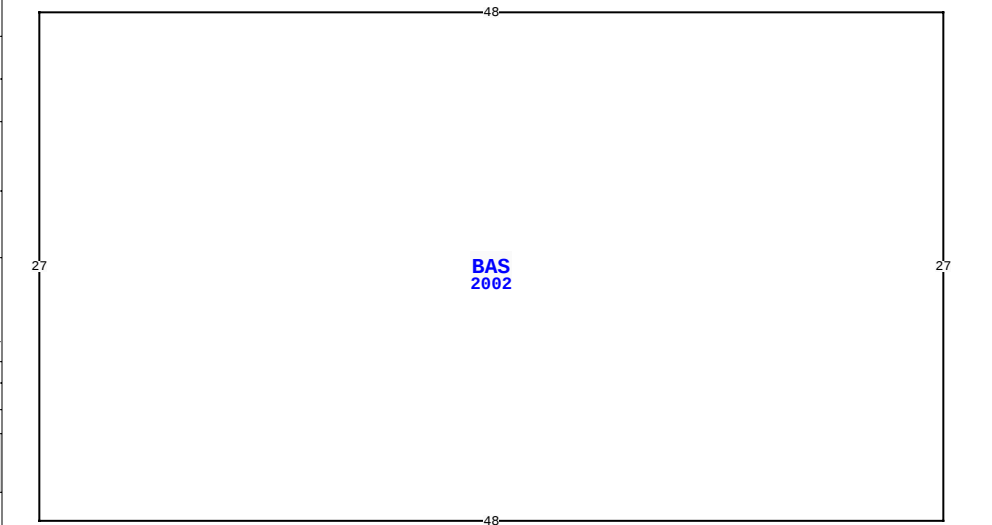
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	53,162
TOTALS	1,296		1,296	53,162

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
3	0940	SHEDS/PORT	0 100	18	12	216.00	SF	30.00	30.00	100	2009	2009	3	45	2,916	
4	1242	WD DECK A	0 100	16	14	224.00	SF	7.00	7.00	100	2005	2005	3	27	423	
5	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2010	2010	3	64	8,064	
6	0751	UOP	0 100	20	10	200.00	SF	10.00	10.00	100	2013	2013	3	75	1,500	

LAND DESCRIPTION			TOTAL OB/XF 12,903													
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	30,000.00	30,000.00

REVIEW DATE 03/02/2020 BY TWA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,296	117.2000	82.04	106,324	2001	2001	0	0	0	50.00	50.00	
1 M/H 94+ - 100% - 2003				Heated Area: 1296				HX Base Yr 2003					



44580 SANDY FORD RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
3	0940	SHEDS/PORT	0 100	18	12	216.00	SF	30.00	30.00	100	2009	2009	3
4	1242	WD DECK A	0 100	16	14	224.00	SF	7.00	7.00	100	2005	2005	3
5	0510	GARAGE WD-	0 100	20	18	360.00	SF	35.00	35.00	100	2010	2010	3
6	0751	UOP	0 100	20	10	200.00	SF	10.00	10.00	100	2013	2013	3

TOTAL OB/XF 12,903													
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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.25	AC		1.00	1.00

Total Acres: 1.25 Total Land Value: 37,500 Market: 0 Agricultural: 0 Common: 37,500

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				80,651	
TOTAL MARKET OB/XF VALUE				12,903	
TOTAL LAND VALUE - MARKET				37,500	
TOTAL MARKET VALUE				131,054	
SOH/AGL Deduction				52,007	
ASSESSED VALUE				79,047	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				29,047	
TOTAL JUST VALUE				131,054	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				99,844	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530712	GARAGE	27,038	07/31/2015
B22358	XF0B	6,336	03/01/2009
MH003268	MH MOVE-ON	0	09/01/2000

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1594/0023	11/20/2008	WD	U	I	01	50,700	
GRANTOR: SWORDS LEWIS ETAL							
GRANTEE: SWORDS MARY J							
0951/1647	10/02/2000	WD	Q	I		29,900	
GRANTOR: HIGGINBOTHAM ALBERT L							
GRANTEE: SWORDS LEWIS & MARY							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2002] W48 S27 E48 N27\$.															

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