IN OR 1023/859 & OR 1224/2
2002 FTWD DW/MH

GIBSON MARK ALLEN
44080 SANDY FORD RD
CALLAHAN, FL 32011

2023

01-1N-24-0000-0002-0140

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

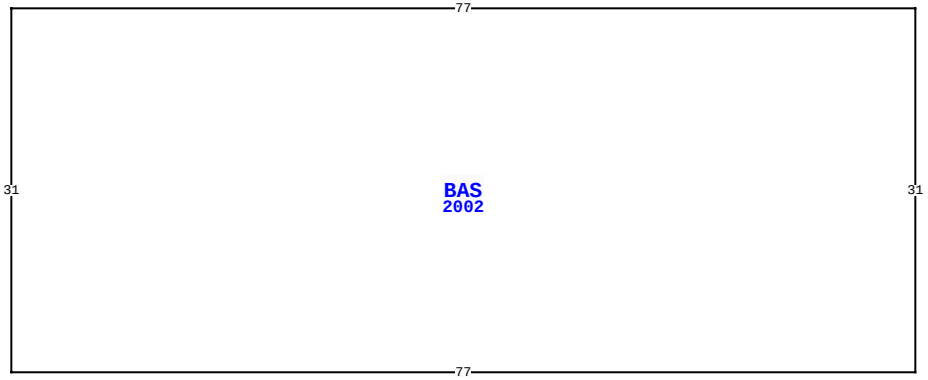
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2,387	111,637
TOTALS	2,387		2,387	111,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,387	128.4800	89.94	214,687	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2003 Heated Area: 2387 HX Base Yr 2003



44080 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
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		111,637
TOTAL MARKET OB/XF VALUE		11,387
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		154,524
SOH/AGL Deduction		76,513
ASSESSED VALUE		78,011
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		28,011
TOTAL JUST VALUE		154,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22016474	REPAIR/RRF	14,035	11/02/2022
B21237	AG BARN	0	03/01/2008
MH3693	MH MOVE-ON	0	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1224/0002	3/29/2004	FJ	U	I	06	0
GRANTOR: GIBSON WINDY N						
GRANTEE: GIBSON MARK A						
1023/0859	12/06/2001	WD	Q	V		16,000
GRANTOR: HIGGINBOTHAM CHARLES						
GRANTEE: GIBSON MARK A & WIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W77 S31 E77 N31$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	87	3,045	
2	0681	POLE SHED	0	100	28	30	840.00	SF	15.00	15.00	100	2008	2008	3	56	7,056	
3	0940	SHEDS/PORT	0	100	10	16	160.00	SF	20.10	20.10	100	2008	2008	3	40	1,286	

LAND DESCRIPTION

TOTAL OB/XF 11,387

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	000115	C	SFR ACRES	100	0006		0.00	0.00	1.05	AC		1.00	1.00	1.00	30,000.00	30,000.00	31,500							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.05 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 08/02/2023 BY SYS