

IN OR 2130/373
1999 GENE TW/MH#GMHGA130982088
4A,B,C

PERRY JAMES CLEATON & JULIA HAMZA
44784 SANDY FORD ROAD
CALLAHAN, FL 32011

2023

01-1N-24-0000-0002-0170



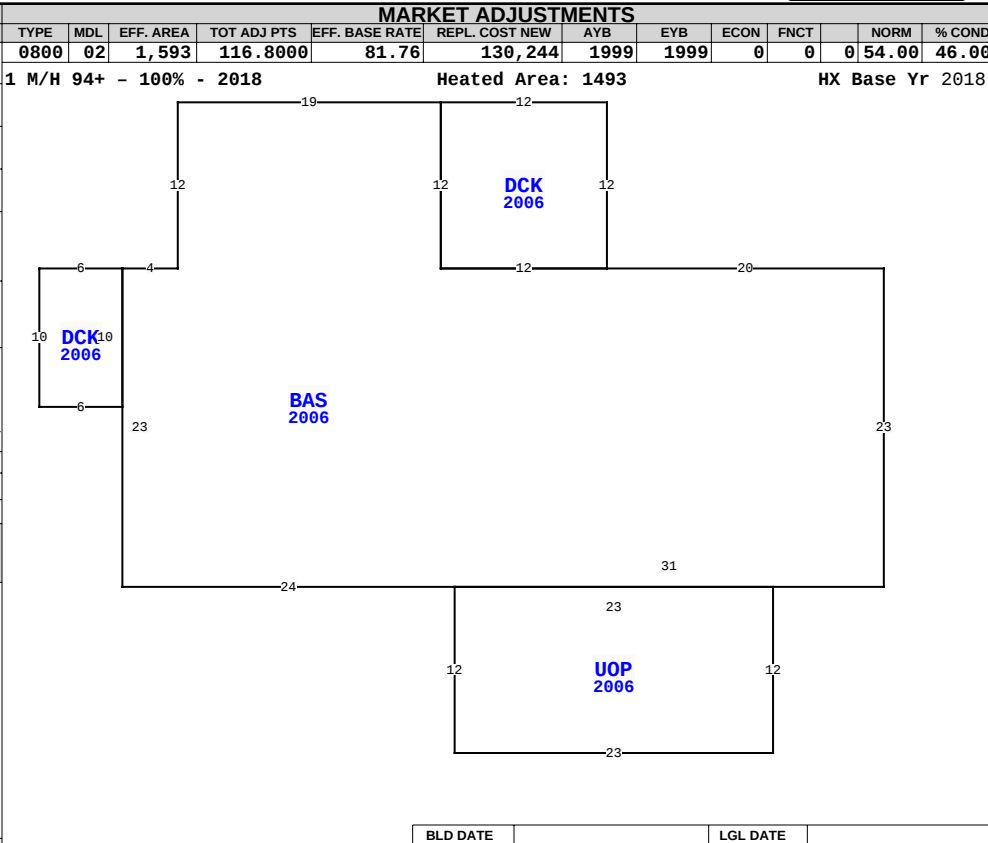
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,493	100	1,493	56,151
DCK	60	15	9	339
DCK	144	15	22	828
UOP	276	25	69	2,595
TOTALS	1,973		1,593	59,912

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
2	0500	FP-PRE FAB	0	100	0	0	
3	0681	POLE SHED	0	100	30	16	
4	0351	CARPORT MT	0	100	30	20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.30	AC	



44784 SANDY FORD RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	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		59,912	
TOTAL MARKET OB/XF VALUE		10,248	
TOTAL LAND VALUE - MARKET		39,000	
TOTAL MARKET VALUE		109,160	
SOH/AGL Deduction		40,310	
ASSESSED VALUE		68,850	
TOTAL EXEMPTION VALUE		HX HB	43,850
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		109,160	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		83,692	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2130/0373	6/22/2017	WD	Q	I	01	66,000	
GRANTOR: HOWARD JAMES H & DONN							
GRANTEE: PERRY JAMES CLEATON							
2122/1290	5/11/2017	WD	U	I	37	39,500	
GRANTOR: HIGGINBOTHAM KAREN &							
GRANTEE: HOWARD JAMES H & DO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W20 DCK=[YR=2006] N12 W12 S12 E12\$ W12 N12 W19 S12 W4 DCK=[YR=2006] W6 S10 E6 N10\$ S23 E24 UOP=[YR=2006] S12 E23 N12 W23\$ E31 N23\$.											