IN OR 2216/567 & PT ABNDED R/W
RESOL #2002-135
(EX R/W OR 633/532 &OR 634/66)

BRYCE WILLIAM L & BRYCE JENNIFER L
44245 SANDY FORD ROAD
CALLAHAN, FL 32011

2023

01-1N-24-0000-0002-0210

BUILDING CHARACTERISTICS

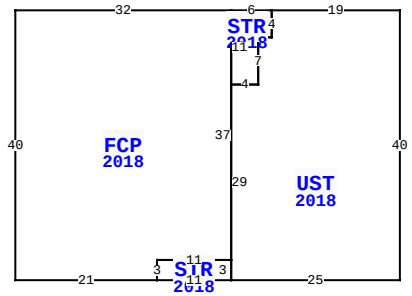
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 60
Exterior Wall	18	CEMENT BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

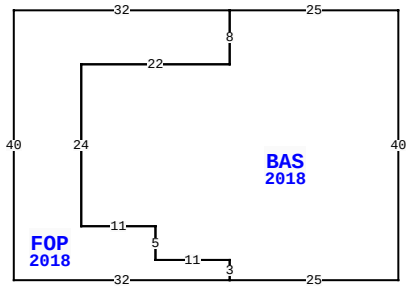
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,583	100	1,583	183,289
FCP	1,247	25	312	36,125
FOP	697	30	209	24,199
STR	33	10	3	348
STR	52	10	5	579
UST	948	45	427	49,440
TOTALS	4,560		2,539	293,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,539	131.0448	118.27	300,288	2018	2018	0	0	0	2.10	97.90

1 SINGLE FAM – 100% - 2019 Heated Area: 1583 HX Base Yr 2019





44245 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 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		319,855
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		437,200
TOTAL MARKET VALUE		377,850
SOH/AGL Deduction		89,701
ASSESSED VALUE		288,149
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		233,149
TOTAL JUST VALUE		757,055
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008563	CO ISSUED	0	08/22/2018
18000581	NEW CONSTR	237,224	01/18/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0567	4/14/2017	QC	U	V	11	100
GRANTOR: WILSON C LOUISE JOHNS						
GRANTEE: BRYCE WILLIAM L & J						
2113/1997	4/14/2017	QC	U	V	11	100
GRANTOR: WILSON C LOUISE JOHNS						
GRANTEE: BRYCE WILLIAM L & J						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2018] W19 STR=[YR=2018] W6 FCP=[YR=2018] W32 S40 E21 STR=[YR=2018] E11 N3 W11 S3$ N3 E11 N37$ S11 E4 N7 E2 N4$ S4 W2 S7 W4 S29 E25 N40$ PTR=[YR=2018] E20 FOP=[YR=2018] E32 BAS=[YR=2018] E25 S40 W25 N3 W11 N5 W11 N24 E22 N8$ S8 W22 S24 E11 S5 E11 S3 W32 N40$ W20$.

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
1	005000	C	RURAL HOME	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	50.90	AC		1.00	1.00	1.00	550.00	550.00	27,995							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	50.90	AC		1.00	1.00	1.00	8,000.00	8,000.00	407,200							

REVIEW DATE 07/10/2018 BY TW Total Acres: 51.90 Total Land Value: 57,995 Market: 407,200 Agricultural: 27,995 Common: 30,000 PRINTED 08/02/2023 BY SYS

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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	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

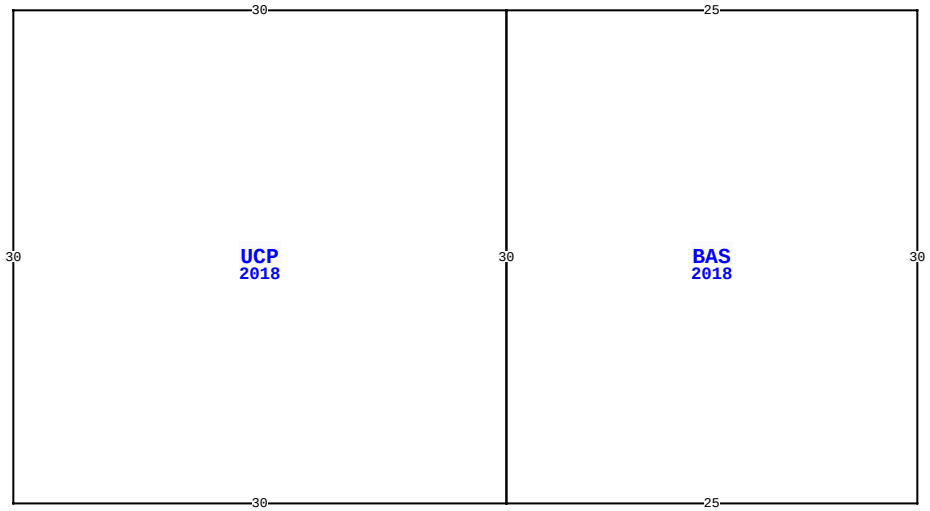
DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	20,866
UCP	900	20	180	5,007
TOTALS	1,650		930	25,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	930	82.8000	28.98	26,951	2018	2018	0	0	0	4.00	96.00

2 GARAGE RES – 100% - 2019 Heated Area: 750 HX Base Yr 2019



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GRANTOR: WILSON C LOUISE JOHNS						
GRANTEE: BRYCE WILLIAM L & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 UCP=[YR=2018] W30 S30 E30 N30$ S30 E25 N30$.

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	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/10/2018 BY TW Total Acres: 51.90 Total Land Value: 57,995 Market: 407,200 Agricultural: 27,995 Common: 30,000 PRINTED 08/02/2023 BY SYS