IN NE1/4 OF SW1/4
IN OR 2416/116
EX R/W OR 633/725

447795 SAND FORD TRUST/RAYNE NOELLE TRUSTEE
450841 SR 200
CALLAHAN, FL 32011

2023

01-1N-24-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

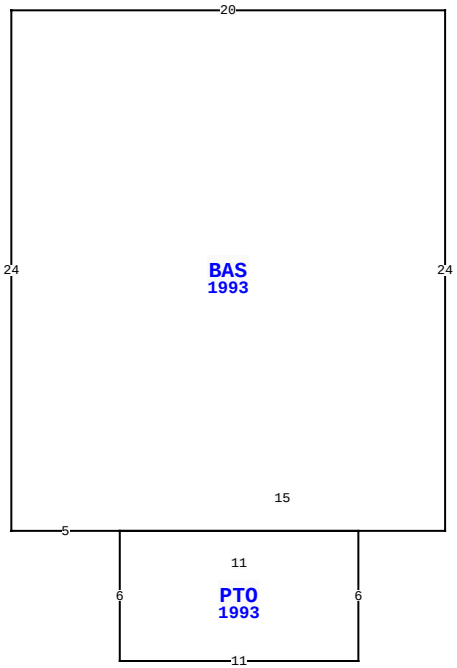
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	480	40,911
PTO	66	5	3	256
TOTALS	546		483	41,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	483	111.1000	100.27	48,430	1971	1991	0	0	0	15.00	85.00

1 SINGLE FAM – 0% - 0 Heated Area: 480 HX Base Yr



447795 US HWY 301, CALLAHAN

BLD DATE	04/02/2008	JH	LGL DATE	
XF DATE	04/02/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	41,166
TOTAL MARKET OB/XF VALUE	13,949
TOTAL LAND VALUE - MARKET	35,400
TOTAL MARKET VALUE	90,515
SOH/AGL Deduction	35,519
ASSESSED VALUE	54,996
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,996
TOTAL JUST VALUE	90,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2416/0116	11/13/2020	WD	Q	I	01	45,000
GRANTOR: YANCEY WILBURN D & EL						
GRANTEE: 447795 SAND FORD TR						
1665/1779	3/05/2010	WD	Q	I	01	80,000
GRANTOR: HIGGINBOTHAM DARWIN &						
GRANTEE: YANCEY WILBURN D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S24 E5 PTO=[YR=1993] S6 E11 N6 W11 $ E15 N24 $.

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	0510	GARAGE WD-	0	0	30	24	720.00	SF	35.00	35.00	100	1981	1981	3	20	5,040	
2	0803	ASPHALT C	0	0	0	0	8,240.00	SF	2.00	2.00	100	1981	1981	3	50	8,240	
4	0811	CONCRETE B	0	0	0	0	559.00	SF	5.20	5.20	100	1971	1971	3	23	669	

LAND DESCRIPTION

TOTAL OB/XF 13,949

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	0	0004	OR	0.00	0.00	1.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	35,400							

REVIEW DATE 01/28/2019 BY TWA Total Acres: 1.18 Total Land Value: 35,400 Market: 0 Agricultural: 0 Common: 35,400 PRINTED 08/02/2023 BY SYS