LOTS 1366 & 1367 (EX PT LOT 1366
1259-1594) TOWN OF CRAWFORD SEC

DEARBORN
44489 SANDY FORD ROAD
CALLAHAN, FL 32011

2023

02-1N-24-2180-1366-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

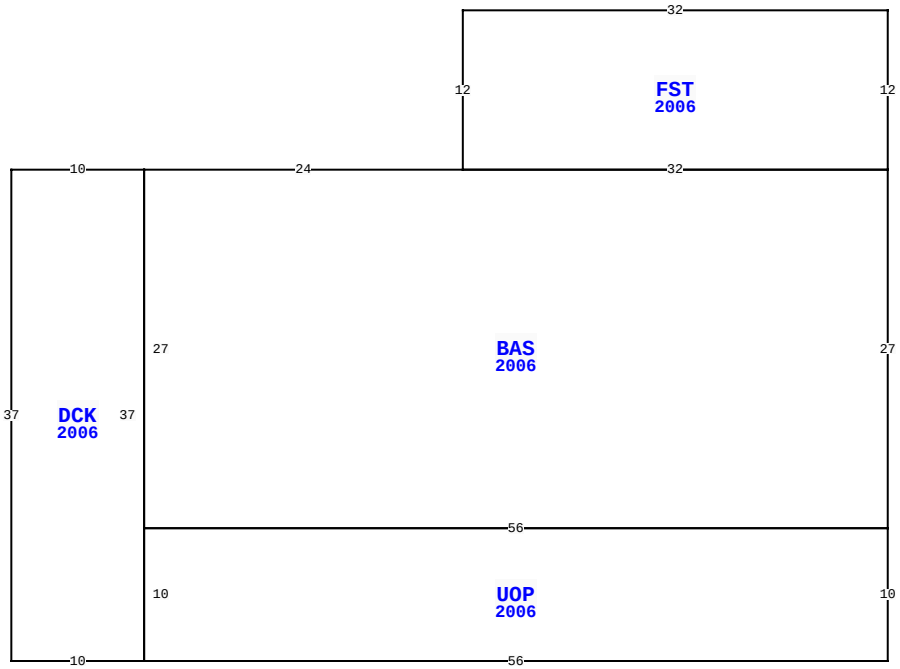
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,512	100	1,512	60,956
DCK	370	15	56	2,258
FST	384	65	250	10,079
UOP	560	25	140	5,644
TOTALS	2,826		1,958	78,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,958	125.2000	87.64	171,599	1994	1999	0	0	0	54.00	46.00

2 M/H 94+ – 0% - 0 Heated Area: 1512 HX Base Yr



44489 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	92,880
TOTAL MARKET OB/XF VALUE	13,976
TOTAL LAND VALUE - MARKET	252,000
TOTAL MARKET VALUE	358,856
SOH/AGL Deduction	131,069
ASSESSED VALUE	227,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,787
TOTAL JUST VALUE	358,856
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014154	DEMOLITION	0	10/15/2021
B24488	XFOB	1,000	03/01/2011
7819	MH MOVE-ON	16,000	05/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/977	5/20/2023	QC	U	I	11	100
GRANTOR: WILSON CLARA LOUISE						
GRANTEE: DEARBORN						
2375/1951	7/09/2020	QC	U	I	11	100
GRANTOR: LANEVE RONALD S						
GRANTEE: WILSON CLARA LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2006] W32 S12 BAS=[YR=2006] W24 DCK=[YR=2006] W10 S37 E10 UOP=[YR=2006] E56 N10 W56 S10$ N37$ S27 E56 N27 W32$ E32 N12$.

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
15	0811	CONCRETE B	0	0	0	0	711.00	SF	5.20	5.20	100	2010	2010	3	92	3,401	
16	0300	BOAT DCK W	0	0	22	10	220.00	SF	40.00	40.00	100	2011	2011	3	68	5,984	
17	1242	WD DECK A	0	0	10	4	40.00	SF	10.00	10.00	100	2011	2011	3	55	220	
18	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1954	1954	3	100	500	
19	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2012	2012	3	60	2,160	
20	0810	CONCRETE A	0	0	20	14	280.00	SF	6.50	6.50	100	2012	2012	3	94	1,711	

LAND DESCRIPTION

TOTAL OB/XF 13,976

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	0006	OR	0.00	0.00	18.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	252,000							

REVIEW DATE 01/31/2022 BY TW Total Acres: 18.00 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 08/02/2023 BY SYS

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2023

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BUILDING CHARACTERISTICS

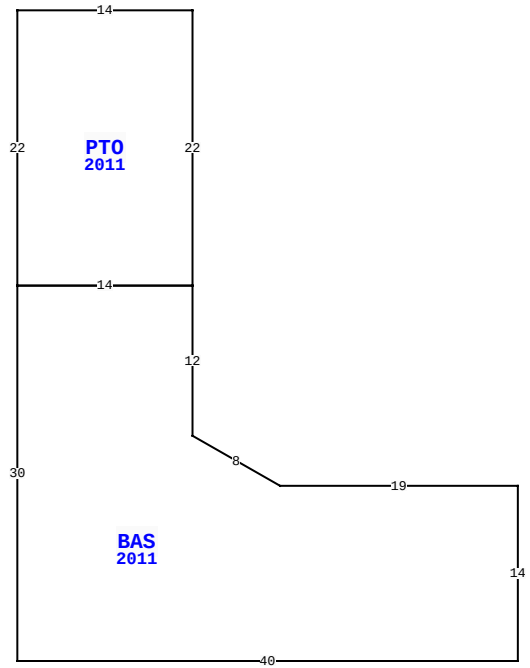
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 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	798	100	798	13,687
PTO	308	5	15	257
TOTALS	1,106		813	13,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0150	01	813	69.3000	34.65	28,170	2011	2011	0	0	45	5.50	49.50

3 ACCESORY U – 0% - 0 Heated Area: 798 HX Base Yr



44489 SANDY FORD RD, CALLAHAN

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NASSAU COUNTY PROPERTY

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GRANTEE: WILSON CLARA LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W19 U4 L7 N12 PTO=[YR=2011] N22 W14 S22 E14$ W14 S30 E40 N14$.

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 01/31/2022 BY TW Total Acres: 18.00 Total Land Value: 252,000 Market: 0 Agricultural: 0 Common: 252,000 PRINTED 08/02/2023 BY SYS