PT OF LOT 1366
IN OR 2298/1900
TOWN OF CRAWFORD

SHOEMAKER ROBERT N & LISA M
44571 SANDY FORD ROAD
CALLAHAN, FL 32011

2023

02-1N-24-2180-1366-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

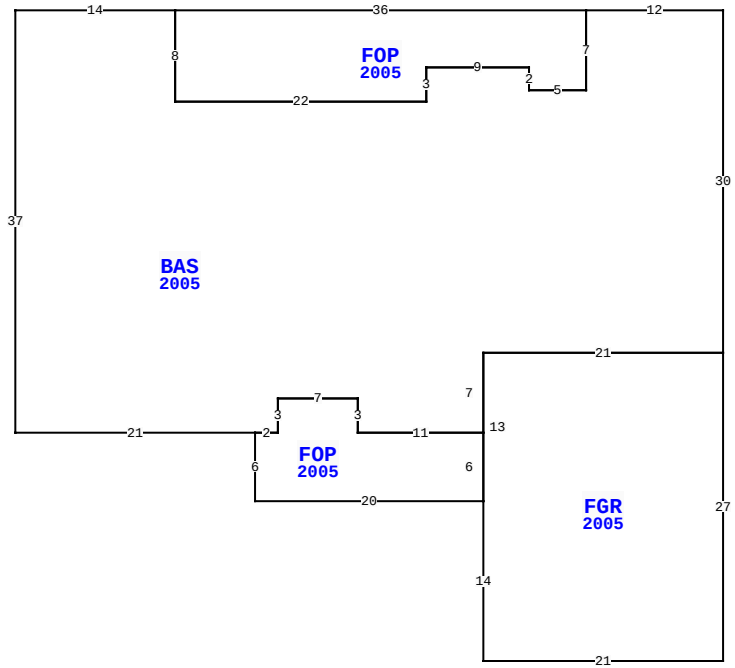
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	262,183
FGR	567	55	312	43,743
FOP	141	30	42	5,888
FOP	256	30	77	10,795
TOTALS	2,834		2,301	322,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,301	122.3530	145.29	334,312	2005	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2020 Heated Area: 1870 HX Base Yr 2020



44571 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		357,277
TOTAL MARKET OB/XF VALUE		56,244
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		473,521
SOH/AGL Deduction		138,347
ASSESSED VALUE		335,174
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,174
TOTAL JUST VALUE		473,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008253	ADDITION	30,768	06/23/2021
20001509	GARAGE	65,205	02/19/2020
19010982	SWIM POOL	43,982	10/17/2019
P09346	OTHER	0	04/01/2005
E14502	ELEC OTHER	6,000	03/01/2005
R07318	REPAIR/RRF	4,650	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1900	8/15/2019	WD	Q	I	02	305,000
GRANTOR: DEDMON JASON A						
GRANTEE: SHOEMAKER ROBERT N						
1631/1827	7/20/2009	WD	U	I	30	173,000
GRANTOR: DEDMON CHARLES G JR &						
GRANTEE: DEDMON JASON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FOP=[YR=2005] W36 S8 E22 N3 E9 S2 E5 N7 $ S7 W5 N2 W9 S3 W22 N8 W14 S37 E21 FOP=[YR=2005] S6 E20 FGR=[YR=2005] S14 E21 N27 W21 S13 $ N6 W11 N3 W7 S3 W2 $ E2 N3 E7 S3 E11 N7 E21 N30 $.

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	0812	CONCRETE C	0	100	0	0	1,092.00	SF	4.00	4.00	100	2005	2005	3	87	3,800	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	90	3,150	
5	0861	POOL GUNIT	0	100	26	12	312.00	SF	85.00	85.00	100	2020	2020	3	95	25,194	
6	0855	CONC PAVER	0	100	0	0	828.00	SF	10.00	10.00	100	2020	2020	3	99	8,197	
7	0910	SCRN RM L	0	100	38	30	1,140.00	SF	15.00	15.00	100	2020	2020	3	93	15,903	

LAND DESCRIPTION

TOTAL OB/XF 56,244

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	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							

REVIEW DATE 02/11/2022 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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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		N/A 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	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

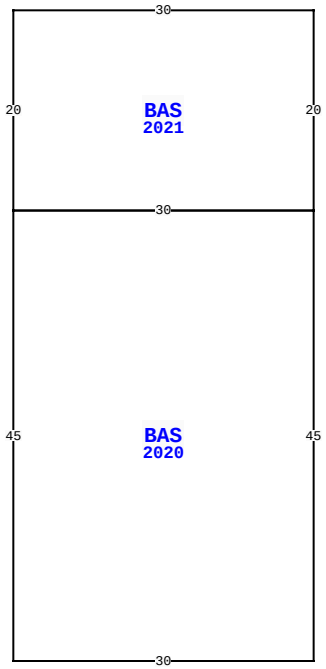
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	23,999
BAS	600	100	600	10,666
TOTALS	1,950		1,950	34,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,950	51.8420	18.14	35,373	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2020 Heated Area: 1950 HX Base Yr 2020



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TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		285,174
TOTAL JUST VALUE		473,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14719	NEW CONSTR	160,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2298/1900	8/15/2019	WD	Q	I	02	305,000
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1631/1827	7/20/2009	WD	U	I	30	173,000
GRANTOR: DEDMON CHARLES G JR &						
GRANTEE: DEDMON JASON A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S20 BAS=[YR=2020] S45 E30 N45 W30$ E30 N20$.

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

REVIEW DATE 02/11/2022 BY TW Total Acres: 2.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS