

S1/2 OF LOT 1380 & 1381
IN OR 2390/947 EX S-1
ESMT OR 561/173

AYEROFF JASON S &/RODRIGUES JENNIFER J
44589 SANDY FORD RD
CALLAHAN, FL 32011

2023

02-1N-24-2180-1380-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION SUMMARY									
Exterior Wall 05 AVERAGE 100										0900 01 3,219 94.3046 111.99 360,496 1989 2007 0 0 0 7.00 93.00										VALUATION BY STANDARD									
Roof Structur 08 IRREGULAR 100										1 SNGL FAM - 100% - 2022 Heated Area: 2688 HX Base Yr 2022										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 335,261									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 86,135									
Interior Floo 14 CARPET 70																				TOTAL LAND VALUE - MARKET 201,000									
Interior Floo 11 CLAY TILE 30																				TOTAL MARKET VALUE 455,208									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 90,454									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 364,754									
Bedrooms 4 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms 2 100																				BASE TAXABLE VALUE 314,754									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 622,396									
Stories 2. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
BUD8 Adjustme 06 DIST 1D 100																				PREVIOUS YEAR MKT VALUE 373,781									
Occupancy 00 NONE 100																													
Quality 02 Quality Level 02																													
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 1,276 100 1,276 132,896																													
BAS 576 100 576 59,991																													
FGR 864 55 475 49,471																													
FOP 152 30 46 4,791																													
FUS 836 100 836 87,070																													
PTO 192 5 10 1,042																													
TOTALS 3,896 3,219 335,261																													
EXTRA FEATURES										44589 SANDY FORD RD, CALLAHAN																			
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										BLD DATE 05/20/2011 JH LGL DATE 06/15/2023 MLU																			
1 0500 FP-PRE FAB 0 100 0 0 2.00 UT 3,500.00 3,500.00 100 1989 1989 3 68 4,760																													
2 0940 SHEDS/PORT 0 100 14 12 168.00 SF 30.00 30.00 100 1990 1990 3 20 1,008																													
3 0756 FEP 0 100 14 4 56.00 SF 27.00 27.00 100 1990 1990 3 20 302																													
4 0681 POLE SHED 0 100 36 24 864.00 SF 22.50 22.50 100 2012 2012 3 71 13,802																													
5 0861 POOL GUNIT 0 100 0 0 559.00 SF 85.00 85.00 100 2017 2017 3 87 41,338																													
6 0855 CONC PAVER 0 100 0 0 1,942.00 SF 10.00 10.00 100 2017 2017 3 97 18,837																													
7 0871 POOL HTR R 0 100 0 0 1.00 UT 2,000.00 2,000.00 100 2017 2017 3 82 1,640																													
8 0811 CONCRETE B 0 100 36 24 864.00 SF 5.20 5.20 100 2020 2020 3 99 4,448																													
LAND DESCRIPTION										TOTAL OB/XF 86,135																			
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																													
1 005000 C RURAL HOME 100 0006 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 30,000.00 30,000.00 30,000																													
2 006005 A PAST/GRAZE 0 OR 0.00 0.00 8.60 AC 1.00 1.00 1.00 440.00 440.00 3,784																													
3 005970 A AGRI-POND 0 OR 0.00 0.00 0.40 AC 1.00 1.00 1.00 70.00 70.00 28																													
4 009910 M MKT. VAL. AG 0 OR 0.00 0.00 9.00 AC 1.00 1.00 1.00 19,000.00 19,000.00 171,000																													
REVIEW DATE 02/03/2021 BY TW										Total Acres: 10.00 Total Land Value: 33,812 Market: 171,000 Agricultural: 3,812 Common: 30,000										PRINTED 08/02/2023 BY SYS									

Diagram showing building layout with dimensions and area calculations.

Heated Area: 2688

Basement (BAS) 2005: 36' x 16' = 576 sq ft

First Floor (F1) 1993: 36' x 16' = 576 sq ft

Second Floor (F2) 1993: 36' x 16' = 576 sq ft

Third Floor (F3) 1993: 36' x 16' = 576 sq ft

Fourth Floor (F4) 1993: 36' x 16' = 576 sq ft

Fifth Floor (F5) 1993: 36' x 16' = 576 sq ft

Sixth Floor (F6) 1993: 36' x 16' = 576 sq ft

Seventh Floor (F7) 1993: 36' x 16' = 576 sq ft

Eighth Floor (F8) 1993: 36' x 16' = 576 sq ft

Ninth Floor (F9) 1993: 36' x 16' = 576 sq ft

Tenth Floor (F10) 1993: 36' x 16' = 576 sq ft

Eleventh Floor (F11) 1993: 36' x 16' = 576 sq ft

Twelfth Floor (F12) 1993: 36' x 16' = 576 sq ft

Thirteenth Floor (F13) 1993: 36' x 16' = 576 sq ft

Fourteenth Floor (F14) 1993: 36' x 16' = 576 sq ft

Fifteenth Floor (F15) 1993: 36' x 16' = 576 sq ft

Sixteenth Floor (F16) 1993: 36' x 16' = 576 sq ft

Seventeenth Floor (F17) 1993: 36' x 16' = 576 sq ft

Eighteenth Floor (F18) 1993: 36' x 16' = 576 sq ft

Nineteenth Floor (F19) 1993: 36' x 16' = 576 sq ft

Twentieth Floor (F20) 1993: 36' x 16' = 576 sq ft

Twenty-first Floor (F21) 1993: 36' x 16' = 576 sq ft

Twenty-second Floor (F22) 1993: 36' x 16' = 576 sq ft

Twenty-third Floor (F23) 1993: 36' x 16' = 576 sq ft

Twenty-fourth Floor (F24) 1993: 36' x 16' = 576 sq ft

Twenty-fifth Floor (F25) 1993: 36' x 16' = 576 sq ft

Twenty-sixth Floor (F26) 1993: 36' x 16' = 576 sq ft

Twenty-seventh Floor (F27) 1993: 36' x 16' = 576 sq ft

Twenty-eighth Floor (F28) 1993: 36' x 16' = 576 sq ft

Twenty-ninth Floor (F29) 1993: 36' x 16' = 576 sq ft

Thirtieth Floor (F30) 1993: 36' x 16' = 576 sq ft

Thirty-first Floor (F31) 1993: 36' x 16' = 576 sq ft

Thirty-second Floor (F32) 1993: 36' x 16' = 576 sq ft

Thirty-third Floor (F33) 1993: 36' x 16' = 576 sq ft

Thirty-fourth Floor (F34) 1993: 36' x 16' = 576 sq ft

Thirty-fifth Floor (F35) 1993: 36' x 16' = 576 sq ft

Thirty-sixth Floor (F36) 1993: 36' x 16' = 576 sq ft

Thirty-seventh Floor (F37) 1993: 36' x 16' = 576 sq ft

Thirty-eighth Floor (F38) 1993: 36' x 16' = 576 sq ft

Thirty-ninth Floor (F39) 1993: 36' x 16' = 576 sq ft

Fortieth Floor (F40) 1993: 36' x 16' = 576 sq ft

Forty-first Floor (F41) 1993: 36' x 16' = 576 sq ft

Forty-second Floor (F42) 1993: 36' x 16' = 576 sq ft

Forty-third Floor (F43) 1993: 36' x 16' = 576 sq ft

Forty-fourth Floor (F44) 1993: 36' x 16' = 576 sq ft

Forty-fifth Floor (F45) 1993: 36' x 16' = 576 sq ft

Forty-sixth Floor (F46) 1993: 36' x 16' = 576 sq ft

Forty-seventh Floor (F47) 1993: 36' x 16' = 576 sq ft

Forty-eighth Floor (F48) 1993: 36' x 16' = 576 sq ft

Forty-ninth Floor (F49) 1993: 36' x 16' = 576 sq ft

Fiftieth Floor (F50) 1993: 36' x 16' = 576 sq ft

Fifty-first Floor (F51) 1993: 36' x 16' = 576 sq ft

Fifty-second Floor (F52) 1993: 36' x 16' = 576 sq ft

Fifty-third Floor (F53) 1993: 36' x 16' = 576 sq ft

Fifty-fourth Floor (F54) 1993: 36' x 16' = 576 sq ft

Fifty-fifth Floor (F55) 1993: 36' x 16' = 576 sq ft

Fifty-sixth Floor (F56) 1993: 36' x 16' = 576 sq ft

Fifty-seventh Floor (F57) 1993: 36' x 16' = 576 sq ft

Fifty-eighth Floor (F58) 1993: 36' x 16' = 576 sq ft

Fifty-ninth Floor (F59) 1993: 36' x 16' = 576 sq ft

Sixtieth Floor (F60) 1993: 36' x 16' = 576 sq ft

Sixty-first Floor (F61) 1993: 36' x 16' = 576 sq ft

Sixty-second Floor (F62) 1993: 36' x 16' = 576 sq ft

Sixty-third Floor (F63) 1993: 36' x 16' = 576 sq ft

Sixty-fourth Floor (F64) 1993: 36' x 16' = 576 sq ft

Sixty-fifth Floor (F65) 1993: 36' x 16' = 576 sq ft

Sixty-sixth Floor (F66) 1993: 36' x 16' = 576 sq ft

Sixty-seventh Floor (F67) 1993: 36' x 16' = 576 sq ft

Sixty-eighth Floor (F68) 1993: 36' x 16' = 576 sq ft

Sixty-ninth Floor (F69) 1993: 36' x 16' = 576 sq ft

Seventieth Floor (F70) 1993: 36' x 16' = 576 sq ft

Seventy-first Floor (F71) 1993: 36' x 16' = 576 sq ft

Seventy-second Floor (F72) 1993: 36' x 16' = 576 sq ft

Seventy-third Floor (F73) 1993: 36' x 16' = 576 sq ft

Seventy-fourth Floor (F74) 1993: 36' x 16' = 576 sq ft

Seventy-fifth Floor (F75) 1993: 36' x 16' = 576 sq ft

Seventy-sixth Floor (F76) 1993: 36' x 16' = 576 sq ft

Seventy-seventh Floor (F77) 1993: 36' x 16' = 576 sq ft

Seventy-eighth Floor (F78) 1993: 36' x 16' = 576 sq ft

Seventy-ninth Floor (F79) 1993: 36' x 16' = 576 sq ft

Eightieth Floor (F80) 1993: 36' x 16' = 576 sq ft

Eighty-first Floor (F81) 1993: 36' x 16' = 576 sq ft

Eighty-second Floor (F82) 1993: 36' x 16' = 576 sq ft

Eighty-third Floor (F83) 1993: 36' x 16' = 576 sq ft

Eighty-fourth Floor (F84) 1993: 36' x 16' = 576 sq ft

Eighty-fifth Floor (F85) 1993: 36' x 16' = 576 sq ft

Eighty-sixth Floor (F86) 1993: 36' x 16' = 576 sq ft

Eighty-seventh Floor (F87) 1993: 36' x 16' = 576 sq ft

Eighty-eighth Floor (F88) 1993: 36' x 16' = 576 sq ft

Eighty-ninth Floor (F89) 1993: 36' x 16' = 576 sq ft

Ninetieth Floor (F90) 1993: 36' x 16' = 576 sq ft

Ninety-first Floor (F91) 1993: 36' x 16' = 576 sq ft

Ninety-second Floor (F92) 1993: 36' x 16' = 576 sq ft

Ninety-third Floor (F93) 1993: 36' x 16' = 576 sq ft

Ninety-fourth Floor (F94) 1993: 36' x 16' = 576 sq ft

Ninety-fifth Floor (F95) 1993: 36' x 16' = 576 sq ft

Ninety-sixth Floor (F96) 1993: 36' x 16' = 576 sq ft

Ninety-seventh Floor (F97) 1993: 36' x 16' = 576 sq ft

Ninety-eighth Floor (F98) 1993: 36' x 16' = 576 sq ft

Ninety-ninth Floor (F99) 1993: 36' x 16' = 576 sq ft

One hundredth Floor (F100) 1993: 36' x 16' = 576 sq ft