

PT LOT 1382
IN OR 2645/145
TOWN OF CRAWFORD S/D OF

PRICE MICHAEL & GEORGIA
540661 LEM TURNER ROAD
CALLAHAN, FL 32011

2023

02-1N-24-2180-1382-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,052	100	2,052	151,511
TOTALS	2,052		2,052	151,511

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.85	AC	1.00

REVIEW DATE 10/28/2021 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,052	117.2000	82.04	168,346	2007	2016	0	0	10.00	90.00
2 M/H 94+ - 0% - 0											
Heated Area: 2052 HX Base Yr											
27											
BAS 2007											
-76											

44737 SANDY FORD RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
3,220											

TOTAL OB/XF											
3,220											

Total Acres: 1.85 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						151,511					
TOTAL MARKET OB/XF VALUE						3,220					
TOTAL LAND VALUE - MARKET						55,500					
TOTAL MARKET VALUE						210,231					
SOH/AGL Deduction						31,451					
ASSESSED VALUE						178,780					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						178,780					
TOTAL JUST VALUE						210,231					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						162,527					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000954	CO ISSUED	0	01/29/2018
17007298	MH MOVE-ON	0	11/20/2017
B21643	SWIM POOL	11,721	07/01/2008
C4893	CO ISSUED	0	01/01/2007
E18664	ELEC OTHER	0	01/01/2007
MH4893	SWIM POOL	0	01/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2645/145	3/17/2023	WD	U	I	11	100	
GRANTOR: PEAVEY PAUL DAVID							
GRANTEE: PRICE MICHAEL & GEO							
2626/0372	3/17/2023	WD	Q	I	01	307,500	
GRANTOR: PEAVEY PAUL DAVID							
GRANTEE: PRICE MICHAEL & GEO							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=2007] W76 S27 E76 N27\$.											

OTHER ADJUSTMENTS AND NOTES											

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