IN OR 2347/83
PARCELS 4-9 & 4-14
ESMT PT OR 714/1148

FORD NORMAN L & KANDACE L L/E/
36259 KANDY LANE
CALLAHAN, FL 32011

2023

02-2N-24-0000-0004-0090

BUILDING CHARACTERISTICS

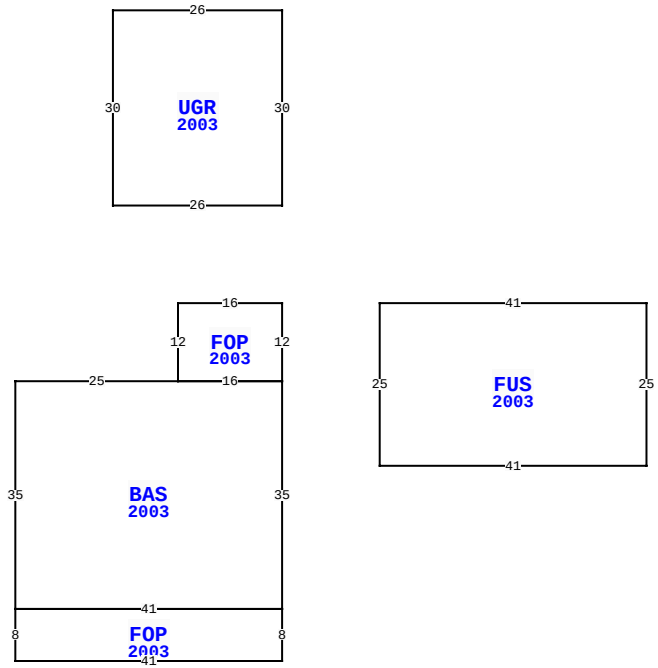
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,435	100	1,435	111,632
FOP	192	30	58	4,512
FOP	328	30	98	7,624
FUS	1,025	100	1,025	79,737
UGR	780	45	351	27,305
TOTALS	3,760		2,967	230,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,967	98.7940	89.16	264,538	2003	2003	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2006 Heated Area: 2460 HX Base Yr 2006



36259 KANDY LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		251,849
TOTAL MARKET OB/XF VALUE		49,991
TOTAL LAND VALUE - MARKET		114,480
TOTAL MARKET VALUE		416,320
SOH/AGL Deduction		187,770
ASSESSED VALUE		228,550
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,550
TOTAL JUST VALUE		416,320
NCON VALUE		360
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22013100	REPAIR/RRF	18,875	08/25/2022
B0311052	GARAGE	0	01/04/2003
B020251	NEW CONSTR	185,312	09/01/2002
B951749	ADDITION	4,896	03/03/1995
MH94640	MH MOVE-ON	674	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2347/0083	3/12/2020	LE	U	I	11	100
GRANTOR: FORD NORMAN L & KANDA						
GRANTEE: FORD FAMILY TRUST						
0706/1272	6/09/1994	WD	U	I	09	60,000
GRANTOR: STOTT KEITH & ANITA						
GRANTEE: FORD NORMAN & KANDA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2003] W16 S12 BAS=[YR=2003] W25 S35 FOP=[YR=2003] S8 E41 N8 W41 $ E41 N35 W16 $ E16 N12 $ PTR= E15 FUS2003 = E41 S25 W41 N25 $ W15 $ PTR= N15 UGR=[YR=2003] N30 W26 S30 E26 $ S15 $.

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	0200	BARN WD 0-	0	100	22	61	1,342.00	SF	20.00	20.00	100	1980	1980	3	20	5,368	
2	0940	SHEDS/PORT	0	100	8	12	96.00	SF	30.00	30.00	100	1995	1995	3	20	576	
3	0681	POLE SHED	0	100	18	20	360.00	SF	15.00	15.00	100	1995	1995	3	24	1,296	
4	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	1999	1999	3	28	2,352	
5	0754	FOP	0	100	12	10	120.00	SF	15.00	15.00	100	1999	1999	3	20	360	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	88	1,760	
7	0510	GARAGE WD-	0	100	30	37	1,110.00	SF	35.00	35.00	100	2017	2017	3	87	33,800	
8	0811	CONCRETE B	0	100	37	24	888.00	SF	5.20	5.20	100	2017	2017	3	97	4,479	

LAND DESCRIPTION

TOTAL OB/XF 49,991

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	000115	C	SFR ACRES	100	0007		0.00	0.00	5.28	AC		1.00	1.00	1.00	16,000.00	16,000.00	84,480							

REVIEW DATE 11/04/2022 BY WWX Total Acres: 6.28 Total Land Value: 114,480 Market: 0 Agricultural: 0 Common: 114,480 PRINTED 08/02/2023 BY SYS

IN OR 2347/83
PARCELS 4-9 & 4-14
ESMT PT OR 714/1148

FORD NORMAN L & KANDACE L L/E/
36259 KANDY LANE
CALLAHAN, FL 32011

2023

02-2N-24-0000-0004-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

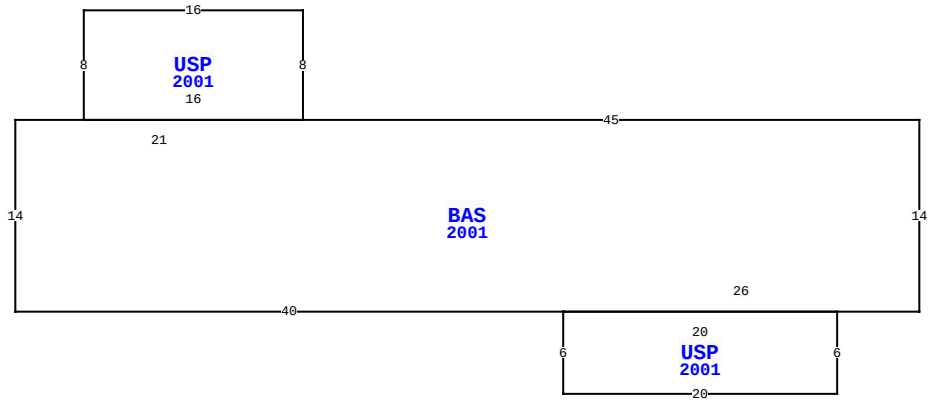
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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	924	100	924	18,550
USP	120	50	60	1,205
USP	128	50	64	1,285
TOTALS	1,172		1,048	21,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,048	95.6000	66.92	70,132	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ – 0% - 2006 Heated Area: 924 HX Base Yr 2006



36259 KANDY LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		251,849
TOTAL MARKET OB/XF VALUE		49,991
TOTAL LAND VALUE - MARKET		114,480
TOTAL MARKET VALUE		416,320
SOH/AGL Deduction		187,770
ASSESSED VALUE		228,550
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		178,550
TOTAL JUST VALUE		416,320
NCON VALUE		360
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2347/0083	3/12/2020	LE	U	I	11	100
GRANTOR: FORD NORMAN L & KANDA						
GRANTEE: FORD FAMILY TRUST						
0706/1272	6/09/1994	WD	U	I	09	60,000
GRANTOR: STOTT KEITH & ANITA						
GRANTEE: FORD NORMAN & KANDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W45 USP=[YR=2001] N8 W16 S8 E16$ W21 S14 E40
USP=[YR=2001] S6 E20 N6 W20$ E26 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 11/04/2022 BY WWX Total Acres: 6.28 Total Land Value: 114,480 Market: 0 Agricultural: 0 Common: 114,480 PRINTED 08/02/2023 BY SYS