PT OR 1618/383 LYING SE OF
OR 1771/111 & W OF PT
OR 1618/383 BEING THE

MURAD MARK A & KRISTINE A
57620 SANDY OAKS LN
CALLAHAN, FL 32011

2023

02-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

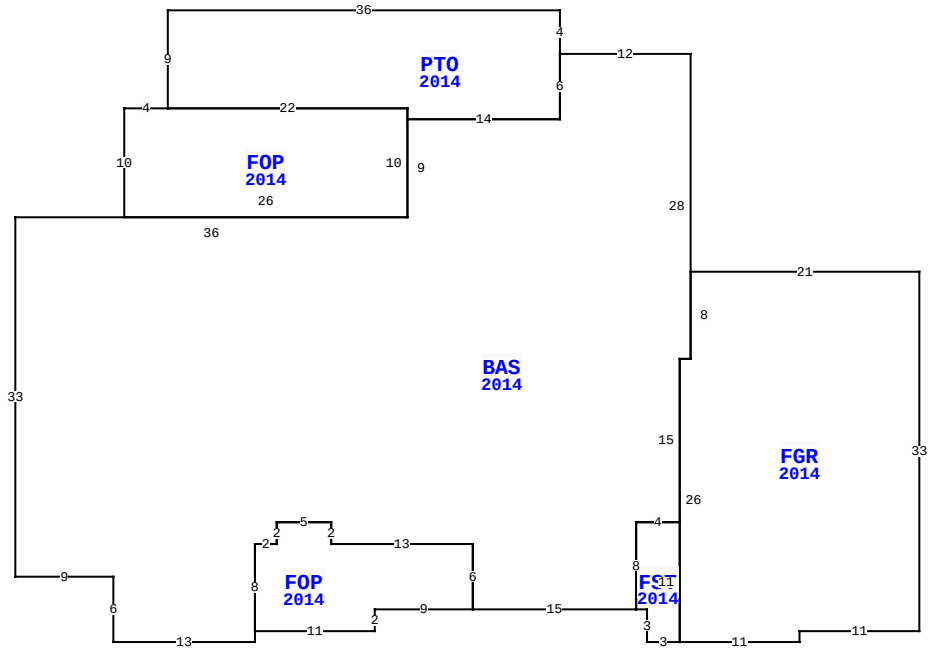
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,365	100	2,365	242,592
FGR	729	55	401	41,133
FOP	152	30	46	4,718
FOP	260	30	78	8,001
FST	41	55	23	2,360
PTO	338	5	17	1,743
TOTALS	3,885		2,930	300,547

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,930	118.3930	106.85	313,070	2014	2014	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2015 Heated Area: 2365 HX Base Yr 2015



57620 SANDY OAKS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		300,547
TOTAL MARKET OB/XF VALUE		16,919
TOTAL LAND VALUE - MARKET		275,940
TOTAL MARKET VALUE		360,471
SOH/AGL Deduction		131,385
ASSESSED VALUE		229,086
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		179,086
TOTAL JUST VALUE		593,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327650	NEW CONSTR	296,783	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1751/0491	8/12/2011	WD	Q	I	02	160,200
GRANTOR: G & H LAND & TIMBER D						
GRANTEE: MURAD MARK A & KRIS						
1618/0383	4/17/2009	WD	U	V	12	1,658,000
GRANTOR: PINE GROVE DAIRY INC						
GRANTEE: G & H LAND ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 PTO=[YR=2014] N4 W36 S9 FOP=[YR=2014] W4 S10 E26 N10 W22$ E22 S1 E14 N6$ S6 W14 S9 W36 S33 E9 S6 E13 N1 FOP=[YR=2014] E11 N2 E9 N6 W13 N2 W5 S2 W2 S8$ N8 E2 N2 E5 S2 E13 S6 E15 FST=[YR=2014] E1 S3 E3 FGR=[YR=2014] E11 N1 E11 N33 W21 S8 W1 S26$ N11 W4 S8$ N8 E4 N15 E1 N28$.

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	0810	CONCRETE A	0	100	0	0	969.00	SF	6.50	6.50	100	2014	2014	3	95	5,984	
2	0681	POLE SHED	0	100	30	30	900.00	SF	15.00	15.00	100	2015	2015	3	81	10,935	

LAND DESCRIPTION

TOTAL OB/XF 16,919

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005010	A	SVCE ACRGE	0			0.00	0.00	3.21	AC		1.00	1.00	1.00	500.00	500.00	1,605							
3	005500	A	TIMBER 2 SI	0			0.00	0.00	7.00	AC		1.00	1.00	1.00	550.00	550.00	3,850							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
5	006005	A	PAST/GRAZE	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	440.00	440.00	2,200							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	17.21	AC		1.00	1.00	1.00	14,000.00	14,000.00	240,940							

REVIEW DATE 04/27/2021 BY KBA Total Acres: 18.21 Total Land Value: 43,005 Market: 240,940 Agricultural: 8,005 Common: 35,000 PRINTED 08/02/2023 BY SYS