PARCELS 1-8 & 1-11
IN OR 2347/83
ESMT PT OR 714/1148

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

2023

03-2N-24-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

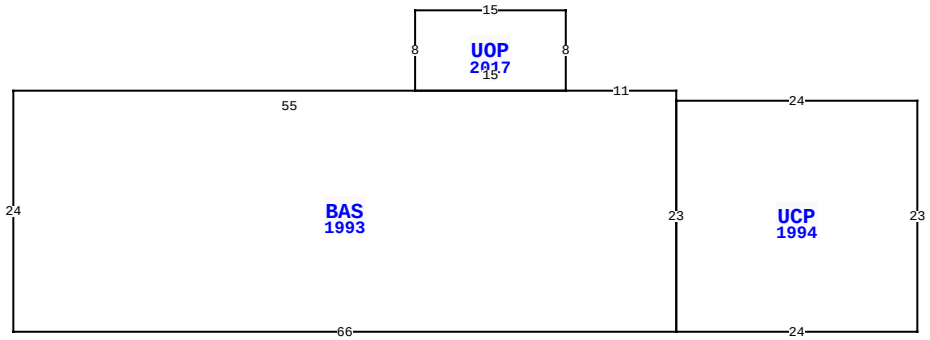
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,584	100	1,584	50,681
UCP	552	20	110	3,520
UOP	120	25	30	960
TOTALS	2,256		1,724	55,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,724	117.2000	76.18	131,334	1992	1997	0	0	0	58.00	42.00

1 M/H 93- – 0% - 0 Heated Area: 1584 HX Base Yr



36073 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	55,160
TOTAL MARKET OB/XF VALUE	128
TOTAL LAND VALUE - MARKET	28,875
TOTAL MARKET VALUE	84,163
SOH/AGL Deduction	26,636
ASSESSED VALUE	57,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,527
TOTAL JUST VALUE	84,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,788

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 S						
GRANTEE: FORD NORMAN & KANDA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1994] W24 BAS=[YR=1993] N1 W11 UOP=[YR=2017] N8 W15 S8 E15$ W55 S24 E66 N23$ S23 E24 N23$.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1992	1992	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 128

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	000102	C	SFR/MH	0		OR	0.00	0.00	0.77	AC		1.00	1.00	1.25	30,000.00	37,500.00	28,875							

REVIEW DATE 05/20/2022 BY TWA Total Acres: 0.77 Total Land Value: 28,875 Market: 0 Agricultural: 0 Common: 28,875 PRINTED 08/02/2023 BY SYS