W1/2 OF W1/2 OF NW1/4 OF SW1/4
R583611 & 2000 CRRI/DW/MH
IN OR 1664/795

BARBER KERI LEE
441168 SANDY FORD RD
CALLAHAN, FL 32011-6277

2023

36-2N-24-0000-0007-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

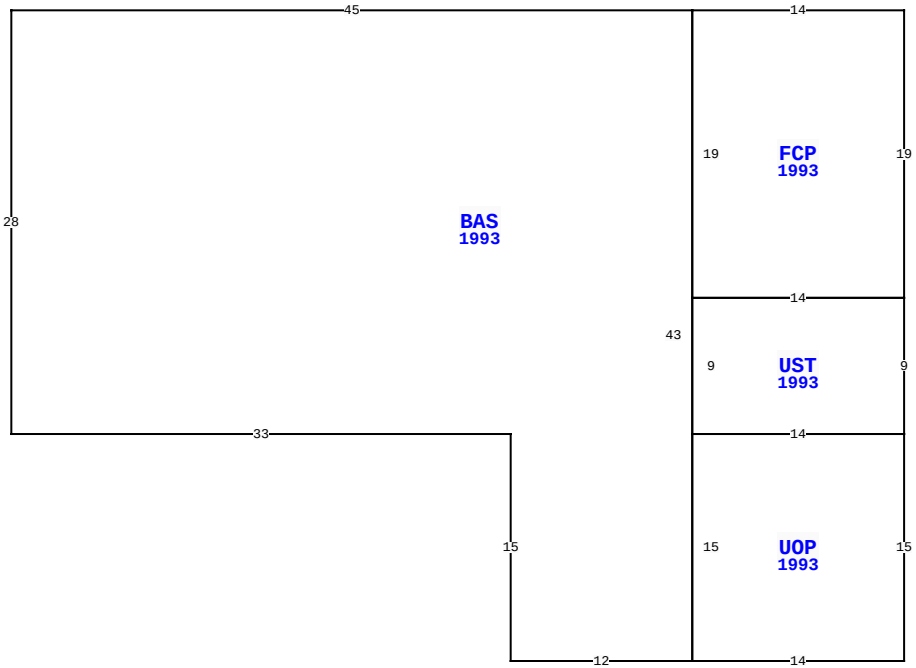
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	90,632
FCP	266	25	66	4,154
UOP	210	20	42	2,643
UST	126	45	57	3,587
TOTALS	2,042		1,605	101,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	108.1200	97.58	156,616	1966	1971	0	0	0	35.50	64.50

1 SINGLE FAM – 100% - 2010 Heated Area: 1440 HX Base Yr 2010



441168 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		225,348
TOTAL MARKET OB/XF VALUE		7,782
TOTAL LAND VALUE - MARKET		160,000
TOTAL MARKET VALUE		393,130
SOH/AGL Deduction		174,603
ASSESSED VALUE		218,527
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,527
TOTAL JUST VALUE		393,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3121	MH MOVE-ON	0	05/01/2000
MH982274	MH MOVE-ON	0	06/01/1998
MH97	MH MOVE-ON	0	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1664/0795	2/22/2010	QC	U	I	11	100
GRANTOR: BARBER WADE WESLEY						
GRANTEE: BARBER WADE WESLEY						
1603/1797	2/03/2009	QC	U	V	11	100
GRANTOR: BARBER WADE WESLEY						
GRANTEE: BARBER WADE WESLEY						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W14 BAS=[YR=1993] W45 S28 E33 S15 E12
UOP=[YR=1993] E14 N15 UST=[YR=1993] N9 W14 S9 E14 $ W14 S15 $
N43 $ S19 E14 N19 $.

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	12	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	
2	0940	SHEDS/PORT	0	0	12	12	144.00	SF	20.10	20.10	100	2000	2000	3	20	579	
3	1242	WD DECK A	0	100	16	10	160.00	SF	10.00	10.00	100	2005	2005	3	27	432	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	20.10	20.10	100	2000	2000	3	20	579	
5	0936	SEPTC TANK	1	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1997		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 7,782

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		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	160,000							

REVIEW DATE 06/12/2023 BY WW Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS

W1/2 OF W1/2 OF NW1/4 OF SW1/4
R583611 & 2000 CRRI/DW/MH
IN OR 1664/795

BARBER KERI LEE
441168 SANDY FORD RD
CALLAHAN, FL 32011-6277

2023

36-2N-24-0000-0007-0010

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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

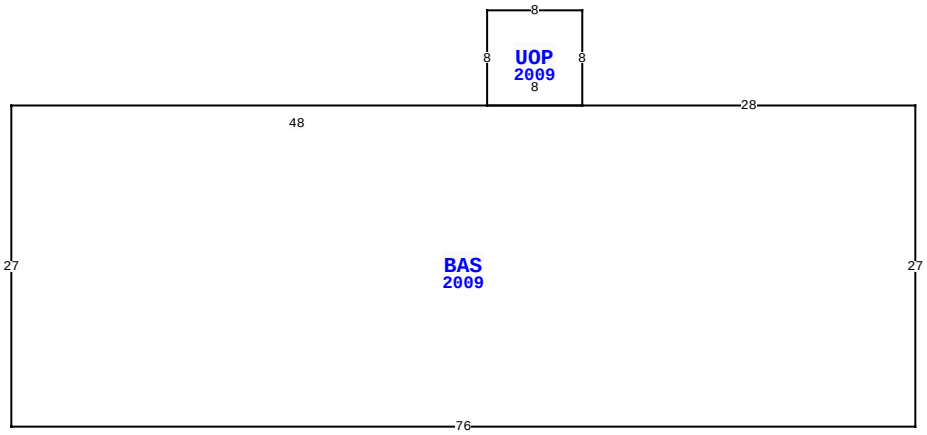
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	80,806
UOP	64	25	16	630
TOTALS	2,116		2,068	81,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,068	117.2000	82.04	169,659	2000	2000	0	0	0	52.00	48.00

3 M/H 94+ – 100% - 2010 Heated Area: 2052 HX Base Yr 2010



441168 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
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SOH/AGL Deduction		174,603
ASSESSED VALUE		218,527
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		168,527
TOTAL JUST VALUE		393,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1664/0795	2/22/2010	QC	U	I	11	100
GRANTOR: BARBER WADE WESLEY						
GRANTEE: BARBER WADE WESLEY						
1603/1797	2/03/2009	QC	U	V	11	100
GRANTOR: BARBER WADE WESLEY						
GRANTEE: BARBER WADE WESLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W28 UOP=[YR=2009] N8W8 S8 E8$ W48 S27 E76 N27$.

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 06/12/2023 BY WW Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS

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BARBER KERI LEE
441168 SANDY FORD RD
CALLAHAN, FL 32011-6277

2023

36-2N-24-0000-0007-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

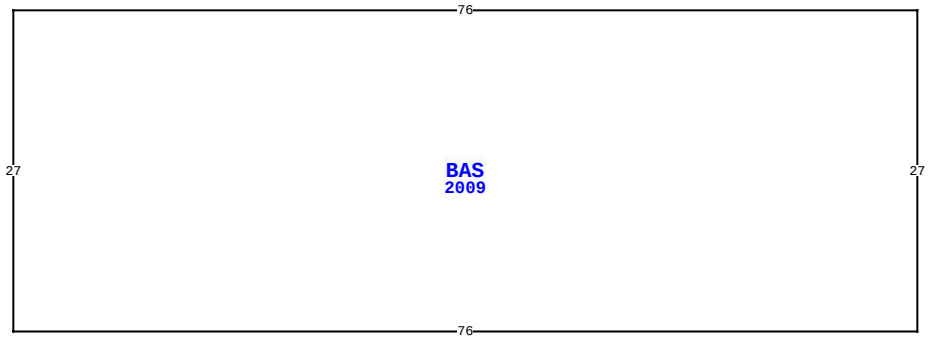
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	42,895
TOTALS	2,052		2,052	42,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,052	107.2000	69.68	142,983	1993	1993	0	0	0	70.00	30.00

4 M/H 93- – 100% - 2010 Heated Area: 2052 HX Base Yr 2010



441168 SANDY FORD RD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 3 of 3 6

VALUATION SUMMARY

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Tax Group: 6	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		294,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: BARBER WADE WESLEY						
GRANTEE: BARBER WADE WESLEY						
1603/1797	2/03/2009	QC	U	V	11	100
GRANTOR: BARBER WADE WESLEY						
GRANTEE: BARBER WADE WESLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S27 E76 N27$.

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 06/12/2023 BY WW Total Acres: 10.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 08/02/2023 BY SYS