PARCEL 9-1 SEC 36-2N-24 &
PARCEL1-2 SEC 35-2N-24
N235 FT OF NW1/4 OF SW1/4 OF

WOLKING PAUL M & EILEEN M
441100 SANDY FORD ROAD
CALLAHAN, FL 32011

2023

36-2N-24-0000-0009-0010

BUILDING CHARACTERISTICS

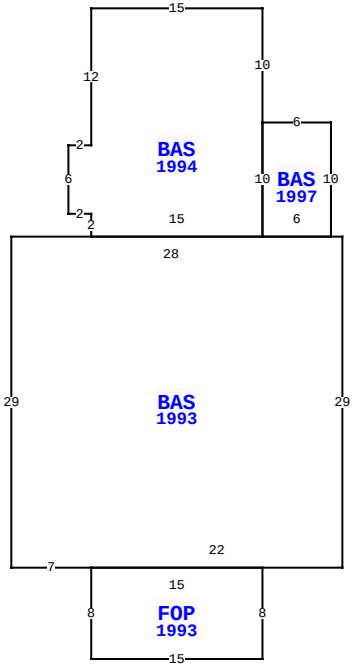
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	07	CORK/VTILE 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
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	841	100	841	62,298
BAS	312	100	312	23,112
BAS	60	100	60	4,444
FOP	120	30	36	2,667
TOTALS	1,333		1,249	92,520

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,249	101.0180	91.17	113,871	1993	1993	0	0	0	18.75	81.25

1 SINGLE FAM – 0% - 0 Heated Area: 1213 HX Base Yr



441100 SANDY FORD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	92,520
TOTAL MARKET OB/XF VALUE	16,021
TOTAL LAND VALUE - MARKET	22,800
TOTAL MARKET VALUE	131,341
SOH/AGL Deduction	33,745
ASSESSED VALUE	97,596
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,596
TOTAL JUST VALUE	131,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8278	TEMP POLE	100	07/07/1992
8074	NEW CONSTR	27,156	05/08/1992
3450	N/A	27,000	06/30/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2031/0734	2/19/2016	QC	U	I	11	48,900
GRANTOR: WOLKING PAMELA M						
GRANTEE: WOLKING PAUL M & EI						
1685/1565	6/15/2010	WD	Q	I	01	57,500
GRANTOR: ROSE STACEY						
GRANTEE: WOLKING PAMELA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 BAS=[YR=1997] N10 W6 BAS=[YR=1994] N10 W15 S12 W2 S6 E2 S2 E15 N10$ S10 E6$ W28 S29 E7 FOP=[YR=1993] S8 E15 N8 W15$ E22 N29 $.

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
3	0681	POLE SHED	0	0	136	43	5,848.00	SF	11.25	11.25	100	1972	1972	3	20	13,158	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
6	1242	WD DECK A	0	0	12	7	84.00	SF	10.00	10.00	100	1994	1994	3	20	168	

LAND DESCRIPTION

TOTAL OB/XF 16,021

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	000100	C	SFR	0	0005	OR	0.00	0.00	0.76	AC		1.00	1.00	1.00	30,000.00	30,000.00	22,800							

REVIEW DATE 03/24/2022 BY TWA Total Acres: 0.76 Total Land Value: 22,800 Market: 0 Agricultural: 0 Common: 22,800 PRINTED 08/02/2023 BY SYS