

YOW MICHAEL & CRISTY C
44994 SANDY FORD RD
CALLAHAN, FL 32011

36-2N-24-0000-0009-0070

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		30	VINYL 100		0800	02	2,582	119.2000	83.44	215,442	1997	2009		0		0	34.00	66.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		2 M/H 94+ - 0% - 0														Heated Area: 2356					HX Base Yr										
Roof Cover		03	COMP SHNGL 100		22 12 12 22 46 30 31 31 41 18 15 15 18														BUILDING MARKET VALUE					142,192										
Interior Wall		05	DRYWALL 100																TOTAL MARKET OB/XF VALUE					13,554										
Interior Floo		14	CARPET 80																TOTAL LAND VALUE - MARKET					32,400										
Interior Floo		11	CLAY TILE 20																TOTAL MARKET VALUE					188,146										
Air Condition		03	CENTRAL 100																SOH/AGL Deduction					33,948										
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE					154,198																								
Bedrooms			4 100		TOTAL EXEMPTION VALUE					0																								
Bathrooms			3 100		BASE TAXABLE VALUE					154,198																								
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE					188,146																								
Stories		1.	1. 100		NCON VALUE					0																								
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					140,180																								
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	2,356	100	2,356	129,746																														
FSP	264	60	158	8,701																														
UOP	270	25	68	3,745																														
TOTALS					2,890		2,582	142,192																										
EXTRA FEATURES					44994 SANDY FORD RD, CALLAHAN										BLD DATE				LGL DATE		06/13/2023		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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																			
1	0812	CONCRETE C	0	0	0	0		1,025.00	SF	2.96				2.96	100	1989	1989	3	59.5					1,805										
11	0500	FP-PRE FAB	0	0	0	0		1.00	UT	3,500.00				3,500.00	100	1997	1997	3	81					2,835										
12	0812	CONCRETE C	0	0	0	0		2,081.00	SF	4.00				4.00	100	2000	2000	3	80					6,659										
13	0350	CARPORT WD	0	0	0	0		568.00	SF	13.00				13.00	100	2000	2000	3	20					1,477										
16	0940	SHEDS/PORT	0	0	16	11		176.00	SF	20.10				20.10	100	2003	2003	3	22					778										
LAND DESCRIPTION															TOTAL OB/XF										13,554									
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										
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,400																	