PT OF SW1/4
IN OR 932/1397

CARTWRIGHT VERNON L & VALERIE
44876 SANDY FORD RD
CALLAHAN, FL 32011

2023

36-2N-24-0000-0010-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

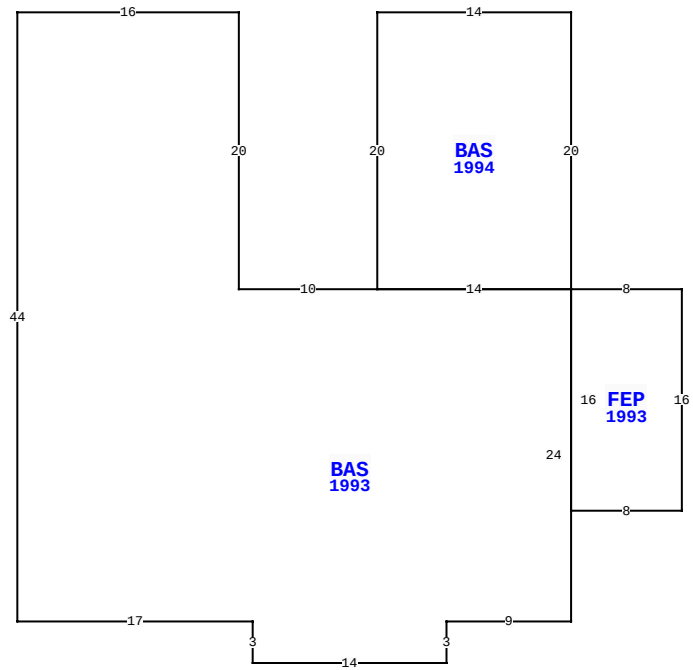
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,322	100	1,322	93,835
BAS	280	100	280	19,874
FEP	128	80	102	7,240
TOTALS	1,730		1,704	120,948

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,704	107.0000	96.57	164,555	1924	1945	0	0	0	26.50	73.50

1 SINGLE FAM – 100% - 2000 Heated Area: 1602 HX Base Yr 2000



44876 SANDY FORD RD, CALLAHAN

BLD DATE	10/09/2013 KK	LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		120,948
TOTAL MARKET OB/XF VALUE		27,301
TOTAL LAND VALUE - MARKET		54,540
TOTAL MARKET VALUE		202,789
SOH/AGL Deduction		89,482
ASSESSED VALUE		113,307
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,307
TOTAL JUST VALUE		202,789
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,668

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B973710	REMODEL	5,060	02/01/1997
E941256	REMODEL	600	10/01/1994
B941284	ADDITION	14,500	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0932/1397	5/17/2000	WD	U	I	07	100
GRANTOR: SAYER RANDALL & BETTY						
GRANTEE: CARTWRIGHT VERNON &						
0901/1829	10/04/1999	WD	Q	I		85,500
GRANTOR: SAYER RANDALL B & BET						
GRANTEE: CARTWRIGHT VERNON &						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W8 BAS=[YR=1994] N20 W14 S20 BAS=[YR=1993] W10 N20 W16 S44 E17 S3 E14 N3 E9 N24 W14$ E14$ S16 E8 N16$.

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
2	0350	CARPORT WD	0	100	34	20	680.00	SF	13.00	13.00	100	2010	2010	3	50	4,420	
3	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	1988	1988	3	20	1,920	
4	0681	POLE SHED	0	100	0	0	278.00	SF	15.00	15.00	100	1988	1988	3	20	834	
5	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1994	1994	3	70	17,472	
6	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,364	
7	0810	CONCRETE A	0	100	16	4	64.00	SF	6.50	6.50	100	1994	1994	3	70	291	

LAND DESCRIPTION

TOTAL OB/XF 27,301

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	100	0006	OR	0.00	0.00	3.03	AC		1.00	1.00	1.00	18,000.00	18,000.00	54,540							

REVIEW DATE 09/26/2018 BY TWA Total Acres: 3.03 Total Land Value: 54,540 Market: 0 Agricultural: 0 Common: 54,540 PRINTED 08/02/2023 BY SYS