PT OF THE NW1/4 OF
SEC 01-1N-24E IN OR 2099/1440
R787782 & R787783

MILEY BRENDA D L/E/
44656 SANDY FORD ROAD
CALLAHAN, FL 32011

2024

01-1N-24-0000-0002-0080

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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
Quality	06	Quality Level 06

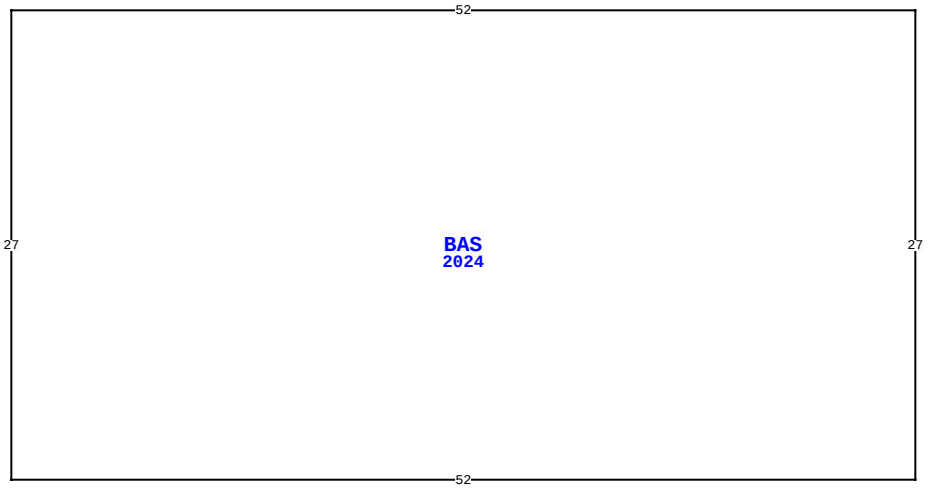
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	146,957
TOTALS	1,404		1,404	146,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	1,404	130.8424	104.67	146,957	2023	2023	0	0	0	0.00	100.00

2 SFR MODULR – 100% - 2024 Heated Area: 1404 HX Base Yr 2018



44656 SANDY FORD RD, 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		146,957
TOTAL MARKET OB/XF VALUE		666
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		177,623
SOH/AGL Deduction		12,515
ASSESSED VALUE		165,108
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		65,108
TOTAL JUST VALUE		177,623
NCON VALUE		146,957
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006973	CO ISSUED		05/30/2023
23003728	MODULAR HM	0	03/21/2023
22011547	DEMOLITION	5,000	07/27/2022
MH992789	MH MOVE-ON	0	06/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2610/0551	12/27/2022	WD	U	I	11	100
GRANTOR: MILEY BRENDA D						
GRANTEE: MILEY RAY D JR						
2099/1440	1/24/2017	SW	U	I	12	58,000
GRANTOR: US BANK NA TRUSTEE FO						
GRANTEE: MILEY BRENDA D, RAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,10] S27 E52 N27 W52 $
.

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	0810	CONCRETE A	0	100	32	4	128.00	SF	6.50	6.50	100	2001	2001	3	80	666	

LAND DESCRIPTION

TOTAL OB/XF 666

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	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 06/12/2023 BY WW Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS