

IN OR 2130/373
1999 GENE TW/MH#GMHGA130982088
4A,B,C

PERRY JAMES CLEATON & JULIA HAMZA
44784 SANDY FORD ROAD
CALLAHAN, FL 32011

2024

01-1N-24-0000-0002-0170



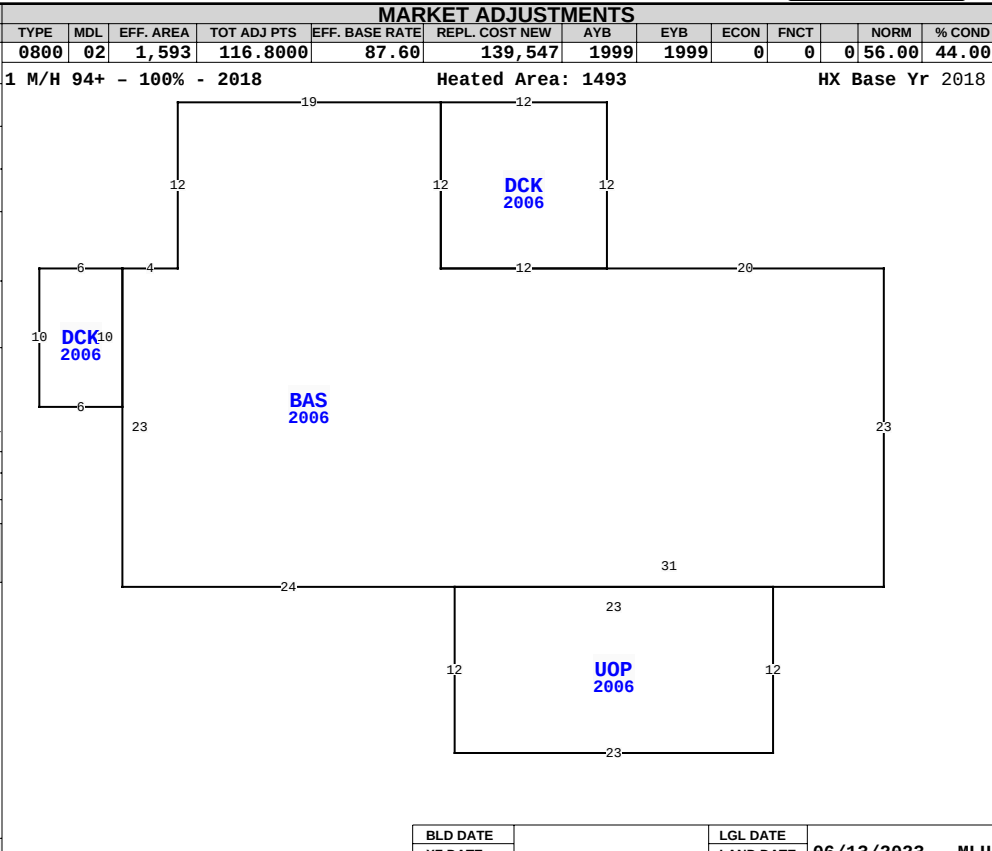
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	0 0 100	
Units	0 100	

Quality	03	Quality Level 03
DOR CODE	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	1,493	100	1,493	57,546
DCK	60	15	9	347
DCK	144	15	22	848
UOP	276	25	69	2,659
TOTALS	1,973		1,593	61,401

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0681	POLE SHED	0 100	30	16	480.00	SF	15.00	
3	0351	CARPORT MT	0 100	30	20	600.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.30



44784 SANDY FORD RD, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
06/13/2023 MLU									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		61,401	
TOTAL MARKET OB/XF VALUE		9,625	
TOTAL LAND VALUE - MARKET		39,000	
TOTAL MARKET VALUE		110,026	
SOH/AGL Deduction		39,110	
ASSESSED VALUE		70,916	
TOTAL EXEMPTION VALUE		HX HB	45,916
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		110,026	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		109,160	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2130/0373	6/22/2017	WD	Q	I	01	66,000	
GRANTOR: HOWARD JAMES H & DONN							
GRANTEE: PERRY JAMES CLEATON							
2122/1290	5/11/2017	WD	U	I	37	39,500	
GRANTOR: HIGGINBOTHAM KAREN &							
GRANTEE: HOWARD JAMES H & DO							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2006] W20 DCK=[YR=2006] N12 W12 S12 E12\$ W12 N12 W19 S12 W4 DCK=[YR=2006] W6 S10 E6 N10\$ S23 E24 UOP=[YR=2006] S12 E23 N12 W23\$ E31 N23\$.									