IN OR 2216/567 & PT ABNDED R/W
RESOL #2002-135
(EX R/W OR 633/532 &OR 634/66)

BRYCE WILLIAM L & BRYCE JENNIFER L
44245 SANDY FORD ROAD
CALLAHAN, FL 32011

**2024**

**01-1N-24-0000-0002-0210**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

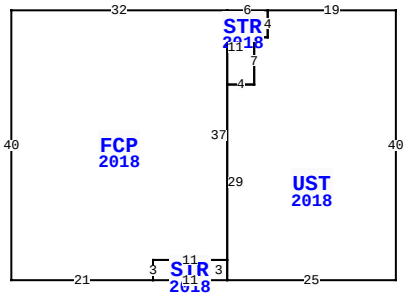
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 60 |
| Exterior Wall | 18 | CEMENT BRK 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 11 | CLAY TILE 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 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 5500 | TIMBERLAND 80-89 |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8001.00 | |

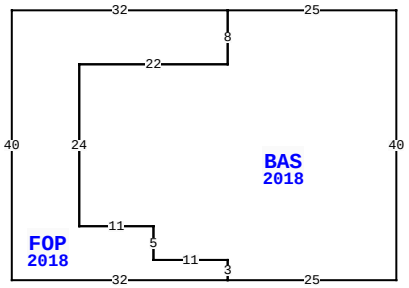
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,583 | 100 | 1,583 | 191,747 |
| FCP | 1,247 | 25 | 312 | 37,792 |
| FOP | 697 | 30 | 209 | 25,316 |
| STR | 33 | 10 | 3 | 363 |
| STR | 52 | 10 | 5 | 605 |
| UST | 948 | 45 | 427 | 51,722 |
| TOTALS | 4,560 | | 2,539 | 307,546 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,539 | 131.0448 | 124.49 | 316,080 | 2018 | 2018 | 0 | 0 | 0 | 2.70 | 97.30 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1583 HX Base Yr 2019




44245 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 | | 333,149 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 437,200 |
| TOTAL MARKET VALUE | | 391,399 |
| SOH/AGL Deduction | | 95,190 |
| ASSESSED VALUE | | 296,209 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 241,209 |
| TOTAL JUST VALUE | | 770,349 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 757,055 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 18008563 | CO ISSUED | 0 | 08/22/2018 |
| 18000581 | NEW CONSTR | 237,224 | 01/18/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2216/0567 | 4/14/2017 | QC | U | V | 11 | 100 |
| GRANTOR: WILSON C LOUISE JOHNS | | | | | | |
| GRANTEE: BRYCE WILLIAM L & J | | | | | | |
| 2113/1997 | 4/14/2017 | QC | U | V | 11 | 100 |
| GRANTOR: WILSON C LOUISE JOHNS | | | | | | |
| GRANTEE: BRYCE WILLIAM L & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[YR=2018] W19 STR=[YR=2018] W6 FCP=[YR=2018] W32 S40 E21 STR=[YR=2018] E11 N3 W11 S3$ N3 E11 N37$ S11 E4 N7 E2 N4$ S4 W2 S7 W4 S29 E25 N40$ PTR=[YR=2018] E20 FOP=[YR=2018] E32 BAS=[YR=2018] E25 S40 W25 N3 W11 N5 W11 N24 E22 N8$ S8 W22 S24 E11 S5 E11 S3 W32 N40$ W20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 005000 | C | RURAL HOME | 100 | | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005500 | A | TIMBER 2 SI | 0 | | OR | 0.00 | 0.00 | 50.90 | AC | | 1.00 | 1.00 | 1.00 | 555.00 | 555.00 | 28,250 | | | | | | | |
| 3 | 009910 | M | MKT.VAL.AG | 0 | | OR | 0.00 | 0.00 | 50.90 | AC | | 1.00 | 1.00 | 1.00 | 8,000.00 | 8,000.00 | 407,200 | | | | | | | |

REVIEW DATE 02/14/2024 BY KBA Total Acres: 51.90 Total Land Value: 58,250 Market: 407,200 Agricultural: 28,250 Common: 30,000 PRINTED 08/06/2024 BY SYS

IN OR 2216/567 & PT ABNDED R/W
RESOL #2002-135
(EX R/W OR 633/532 &OR 634/66)

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**2024**

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Air Condition | 99 | N/A 100 |
| Heating Type | | N/A 100 |
| Bedrooms | | 0 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

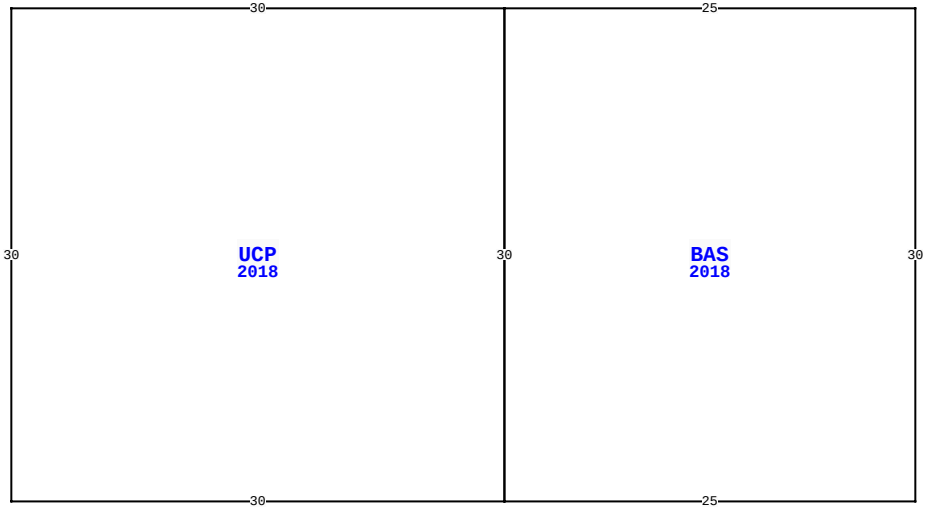
| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 08 |
| NEIGHBORHOOD/LOC | 8001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 750 | 100 | 750 | 20,648 |
| UCP | 900 | 20 | 180 | 4,955 |
| TOTALS | 1,650 | | 930 | 25,603 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 930 | 82.8000 | 28.98 | 26,951 | 2018 | 2018 | 0 | 0 | 0 | 5.00 | 95.00 |

2 GARAGE RES – 100% - 2019 Heated Area: 750 HX Base Yr 2019




44245 SANDY FORD RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
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## NASSAU COUNTY PROPERTY



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| 2113/1997 | 4/14/2017 | QC | U | V | 11 | 100 |
| GRANTOR: WILSON C LOUISE JOHNS | | | | | | |
| GRANTEE: BRYCE WILLIAM L & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2018] W25 UCP=[YR=2018] W30 S30 E30 N30$ S30 E25 N30$.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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