

WILSON C LOUISE JOHNSON
44641 SANDY FORD RD
CALLAHAN, FL 32011

02-1N-24-2180-1380-0010

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 Roof Structur		17 03	CB STUCCO 100 GABLE/HIP 100							0100	01	2,382	127.8018	121.41	289,199	1951	1980		0		0	21.50	78.50	VALUATION BY STANDARD																													
Roof Cover		03	COMP SHNGL 100							1 SINGLE FAM - 100% - 2024														Heated Area: 2259										HX Base Yr 2024																			
Interior Wall		05	DRYWALL 100							15 15 15 15 33 12 23 23 23 3 57 12 34 24 6 12 6 UST 1993 BAS 2016 BAS 1993 FOP 2016																								Tax Group: 6										Tax Dist:									
Interior Floo		12	HARDWOOD 70																															BUILDING MARKET VALUE										227,021									
Interior Floo		11	CLAY TILE 30																															TOTAL MARKET OB/XF VALUE										38,386									
Air Condition		03	CENTRAL 100																															TOTAL LAND VALUE - MARKET										140,000									
Heating Type		04	AIR DUCTED 100																															TOTAL MARKET VALUE										329,056									
Bedrooms			3 100																	SOH/AGL Deduction										0																							
Bathrooms			2 100																	ASSESSED VALUE										329,056																							
Frame		03	MASONRY 100																	TOTAL EXEMPTION VALUE										HX HB 50,000																							
Stories		1.	1. 100																	BASE TAXABLE VALUE										279,056																							
Units			0 100																	TOTAL JUST VALUE										405,407																							
BUD8 Adjustme		06	DIST 1D 100																	NCON VALUE										0																							
Occupancy		00	NONE 100																	INCOME VALUE																																	
Quality		06	Quality Level 06																	PREVIOUS YEAR MKT VALUE										396,913																							
DOR CODE		5000	IMPROVED AG																																																		
MAP NUM			MKT AREA																																																		
NEIGHBORHOOD/LOC		8001.00																																																			
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS		1,983	100	1,983	188,993																																																
BAS		276	100	276	26,305																																																
FOP		72	30	22	2,097																																																
UST		225	45	101	9,626																																																
TOTALS		2,556		2,382	227,021																																																
EXTRA FEATURES										44641 SANDY FORD RD, CALLAHAN										BLD DATE										LGL DATE																							
																				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	0810	CONCRETE A	0 100	15 16	240.00		SF	6.50	6.50	100	1987	1987	3	52	811																																						
2	0500	FP-PRE FAB	0 100	0 0	1.00		UT	3,500.00	3,500.00	100	1970	1970	3	30.8	1,078																																						
3	0511	GARAGE CB-	0 100	30 45	1,350.00		SF	40.00	40.00	100	1988	1988	3	54.5	29,430																																						
4	0810	CONCRETE A	0 100	3 16	48.00		SF	6.50	6.50	100	1988	1988	3	54.5	170																																						
5	0812	CONCRETE C	0 100	0 0	1,796.00		SF	4.00	4.00	100	2016	2016	3	96	6,897																																						