S1/2 OF LOT 1380 & 1381
IN OR 2390/947 EX S-1
ESMT OR 561/173

AYEROFF JASON S &/RODRIGUES JENNIFER J
44589 SANDY FORD RD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1380-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

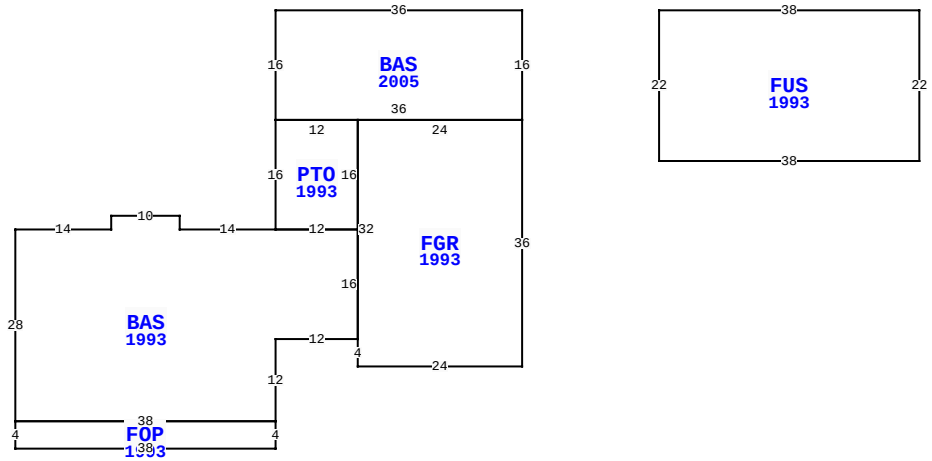
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	1,276	100	1,276	207,654
BAS	576	100	576	93,737
FGR	864	55	475	77,300
FOP	152	30	46	7,486
FUS	836	100	836	136,049
PTO	192	5	10	1,627
TOTALS	3,896		3,219	523,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,219	112.4240	168.64	542,852	1989	2015	0	0	0	3.50	96.50

1 SFR CUST – 100% - 2024 Heated Area: 2688 HX Base Yr



44589 SANDY FORD RD, CALLAHAN

BLD DATE	05/20/2011 JH	LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		575,494
TOTAL MARKET OB/XF VALUE		83,907
TOTAL LAND VALUE - MARKET		201,000
TOTAL MARKET VALUE		692,611
SOH/AGL Deduction		0
ASSESSED VALUE		692,611
TOTAL EXEMPTION VALUE	13	640,969
BASE TAXABLE VALUE		51,642
TOTAL JUST VALUE		860,401
NCON VALUE		51,642
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011582	REMODEL	136,309	11/23/2020
17001373	SWIM POOL	65,000	02/21/2017
6160	ADDITION	27,540	12/11/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/0947	9/08/2020	WD	Q	I	02	508,000
GRANTOR: LANEVE KIRK & LARA A						
GRANTEE: AYEROFF JASON S & J						
1479/0930	2/20/2007	WD	Q	I		360,000
GRANTOR: DILLON TERESA W & LAR						
GRANTEE: LANEVE KIRK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W36 S16 PTO=[YR=1993] S16 BAS=[YR=1993] W14 N2 W10 S2 W14 S28 FOP=[YR=1993] S4 E38 N4 W38$ E38 N12 E12 FGR=[YR=1993] S4 E24 N36 W24 S32 $ N16 W12$ E12 N16 W12$ E36 N16$ PTR= E20 FUS=[YR=1993] E38 S22 W38 N22$ 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
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	4,620	
2	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	1990	1990	3	20	1,008	
3	0756	FEP	0	100	14	4	56.00	SF	27.00	27.00	100	1990	1990	3	20	302	
4	0681	POLE SHED	0	100	36	24	864.00	SF	22.50	22.50	100	2012	2012	3	68	13,219	
5	0861	POOL GUNIT	0	100	0	0	559.00	SF	85.00	85.00	100	2017	2017	3	84	39,913	
6	0855	CONC PAVER	0	100	0	0	1,942.00	SF	10.00	10.00	100	2017	2017	3	97	18,837	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78	1,560	
8	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	2020	2020	3	99	4,448	

LAND DESCRIPTION

TOTAL OB/XF 83,907

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	8.60	AC		1.00	1.00	1.00	370.00	370.00	3,182							
3	005970	A	AGRI-POND	0		OR	0.00	0.00	0.40	AC		1.00	1.00	1.00	70.00	70.00	28							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,000							

REVIEW DATE 02/03/2021 BY TW Total Acres: 10.00 Total Land Value: 33,210 Market: 171,000 Agricultural: 3,210 Common: 30,000 PRINTED 08/06/2024 BY SYS

S1/2 OF LOT 1380 & 1381
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NASSAU COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bathrooms		1 100
Stories	2.	2. 100
Quality	06	Quality Level 06

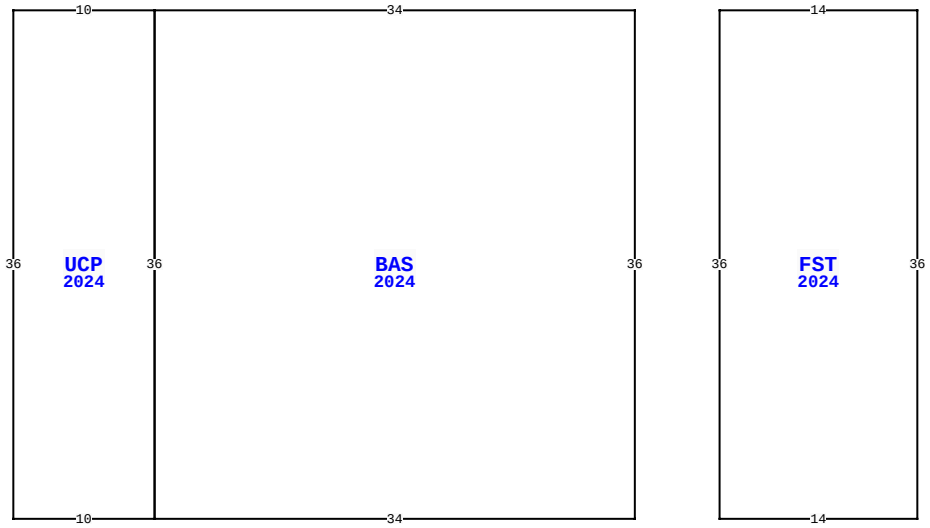
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100	1,224	40,184
FST	504	55	277	9,094
UCP	360	20	72	2,364
TOTALS	2,088		1,573	51,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	01	1,573	79.7640	33.50	52,696	2023	2023	0	0	0	2.00	98.00

2 STABLES EX - 0% - 2024 Heated Area: 1224 HX Base Yr



44589 SANDY FORD RD, CALLAHAN

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GRANTEE: AYEROFF JASON S & J						
1479/0930	2/20/2007	WD	Q	I		360,000
GRANTOR: DILLON TERESA W & LAR						
GRANTEE: LANEVE KIRK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=40,10] E34 S36 W34 N36 $
FST=[YR=2024;ORIG=80,10] E14 S36 W14 N36 $
UCP=[YR=2024;ORIG=30,10] E10 S36 W10 N36 $
.

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

REVIEW DATE 02/03/2021 BY TW Total Acres: 10.00 Total Land Value: 33,210 Market: 171,000 Agricultural: 3,210 Common: 30,000 PRINTED 08/06/2024 BY SYS