

PT LOT 1382
IN OR 2645/145
TOWN OF CRAWFORD S/D OF

PRICE MICHAEL & GEORGIA
44737 SANDY FORD RD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1382-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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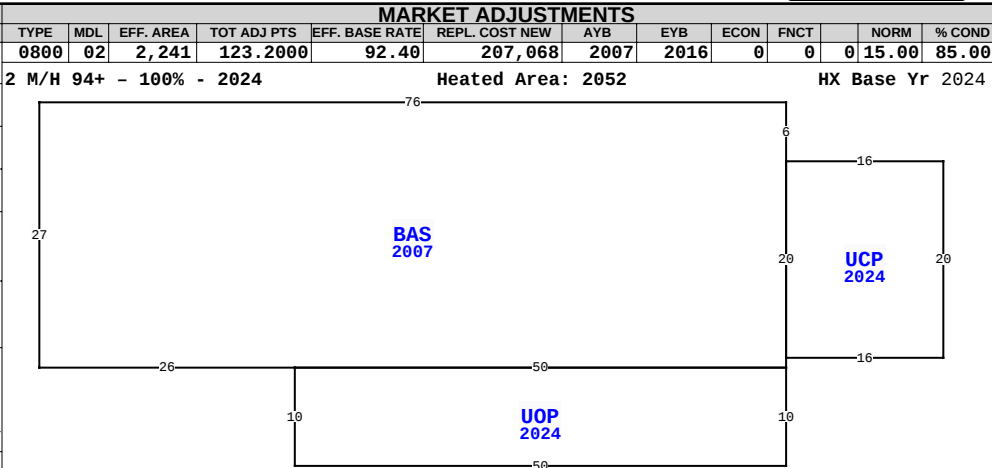
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2,052	161,164
UCP	320	20	64	5,027
UOP	500	25	125	9,818

TOTALS	2,872		2,241	176,008
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0680	POLE SHED	0 100	36	20	720.00	SF	10.00	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	1.85

REVIEW DATE	03/07/2024	BY	WWA
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

44737 SANDY FORD RD, CALLAHAN	06/13/2023	MLU
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TOTAL OB/XF									
10,385									

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10,385									

Total Acres: 1.85	Total Land Value: 55,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	176,008		
TOTAL MARKET OB/XF VALUE	10,385		
TOTAL LAND VALUE - MARKET	55,500		
TOTAL MARKET VALUE	241,893		
SOH/AGL Deduction	0		
ASSESSED VALUE	241,893		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	191,893		
TOTAL JUST VALUE	241,893		
NCON VALUE	29,893		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	210,231		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000954	CO ISSUED	0	01/29/2018
17007298	MH MOVE-ON	0	11/20/2017
B21643	SWIM POOL	11,721	07/01/2008
C4893	CO ISSUED	0	01/01/2007
E18664	ELEC OTHER	0	01/01/2007
MH4893	SWIM POOL	0	01/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2645/145	3/17/2023	WD U	I	11		100
GRANTOR: PEAVEY PAUL DAVID						
GRANTEE: PRICE MICHAEL & GEO						
2626/0372	3/17/2023	WD Q	I	01		307,500
GRANTOR: PEAVEY PAUL DAVID						
GRANTEE: PRICE MICHAEL & GEO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007;ORIG=0,0] W76 S27 E26 E50 N1 N20 N6 \$									
UOP=[YR=2024;ORIG=-50,27] S10 E50 N10 W50 \$									
UOP=[YR=2024;ORIG=0,26] E16 N20 W16 S20 \$									