PT LOTS 1381 & 1382
IN OR 2394/221

CRIBB JEREMY M
44719 SANDY FORD RD
CALLAHAN, FL 32011

2024

02-1N-24-2180-1382-0040

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	05	Quality Level 05

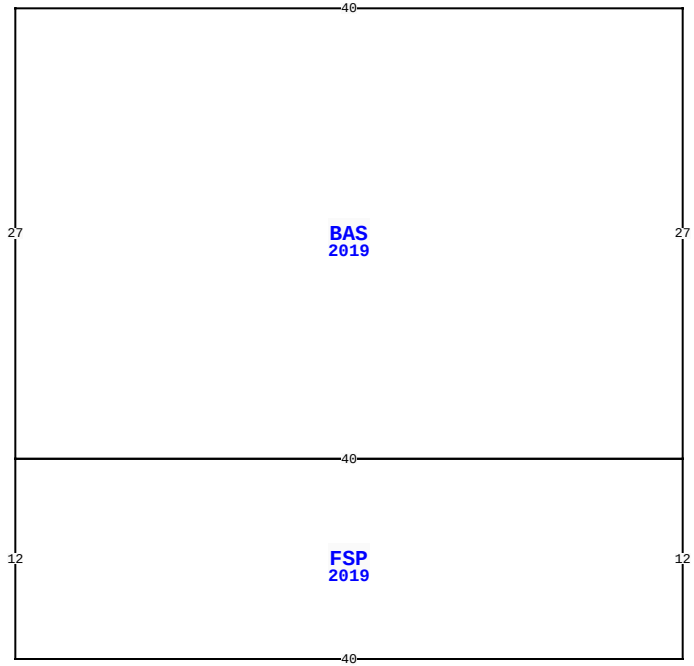
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	105,583
FSP	480	60	288	28,156
TOTALS	1,560		1,368	133,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,368	140.1600	105.12	143,804	2018	2018	0	0	0	7.00	93.00

1 M/H 94+ – 0% - 0 Heated Area: 1080 HX Base Yr



44719 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	133,738
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	111,600
TOTAL MARKET VALUE	245,338
SOH/AGL Deduction	48,420
ASSESSED VALUE	196,918
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	196,918
TOTAL JUST VALUE	245,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	239,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/0221	9/18/2020	WD	Q	I	01	202,000
GRANTOR: WESTMORELAND JOHN E &						
GRANTEE: CRIBB JEREMY M						
2385/0524	8/19/2020	WD	U	I	11	100
GRANTOR: WESTMORELAND JOHN E &						
GRANTEE: WESTMORELAND JOHN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S27 FSP=[YR=2019] S12 E40 N12 W40$ E40 N27$.

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	000115	C	SFR ACRES	0		OR	0.00	0.00	6.98	AC		1.00	1.00	1.00	16,000.00	16,000.00	111,600							

REVIEW DATE 08/27/2020 BY TWA Total Acres: 6.98 Total Land Value: 111,600 Market: 0 Agricultural: 0 Common: 111,600 PRINTED 08/06/2024 BY SYS