PT OF NE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 28/609
(EX UTIL ESMT IN OR 283/357)

FORDE RESVERD THOMAS ESTATE/GEORGE FORDE
C/O GEORGE FORDE, 45061 SANDRA LANE
CALLAHAN, FL 32011

2024

19-2N-25-0000-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

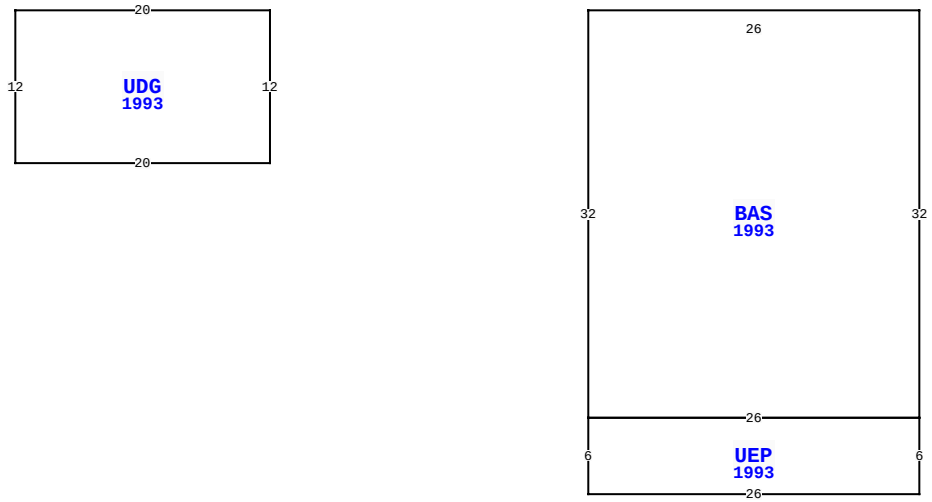
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100	832	30,660
UDG	240	55	132	4,864
UEP	156	60	94	3,464
TOTALS	1,228		1,058	38,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,058	72.5040	68.88	72,875	1940	1970	0	0	0	46.50	53.50

1 SINGLE FAM – 33% - 2023 Heated Area: 832 HX Base Yr 2023



45061 SANDRA LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		38,988
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		19,600
TOTAL MARKET VALUE		58,588
SOH/AGL Deduction		0
ASSESSED VALUE		58,588
TOTAL EXEMPTION VALUE	HA HAB	19,334
BASE TAXABLE VALUE		39,254
TOTAL JUST VALUE		58,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,982

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0028/0609	10/01/1962	WD	U	I	01	100

GRANTOR: FORDE ALTAMEASE F/K/A

GRANTEE: FORDE ALTAMEASE & R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S32 UEP=[YR=1993] S6 E26 N6W26$ E26 N32$
PTR=W51 UDG=[YR=1993] W20 S12 E20N12$E51$.

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	000100	C	SFR	33	0007	OR	0.00	0.00	0.28	AC		1.00	1.00	2.00	35,000.00	70,000.00	19,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.28 Total Land Value: 19,600 Market: 0 Agricultural: 0 Common: 19,600 PRINTED 08/06/2024 BY SYS