

PARCEL 9-1 SEC 36-2N-24 &
PARCEL1-2 SEC 35-2N-24
N235 FT OF NW1/4 OF SW1/4 OF

WOLKING PAUL M & EILEEN M
441100 SANDY FORD ROAD
CALLAHAN, FL 32011

2024

36-2N-24-0000-0009-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	07	CORK/VTILE 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

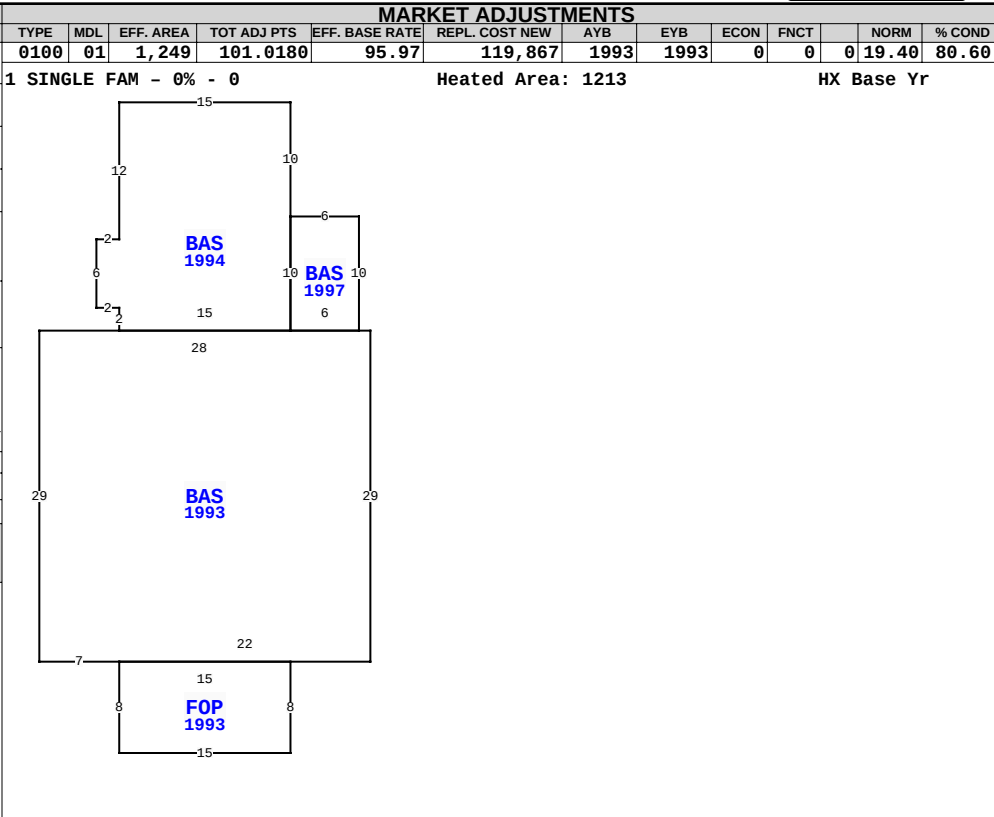
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	841	100	841	65,053
BAS	312	100	312	24,134
BAS	60	100	60	4,641
FOP	120	30	36	2,785

TOTALS	1,333		1,249	96,613
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0681	POLE SHED	0	0	136	43	5,848.00	SF	11.25
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	1242	WD DECK A	0	0	12	7	84.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0005	OR	0.00	0.00	0.76

REVIEW DATE	03/24/2022	BY	TWA
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441100 SANDY FORD RD, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	06/13/2023
	INC DATE		AG DATE	MLU

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	0681	POLE SHED	0	0	136	43	5,848.00	SF	11.25	11.25	100	1972	1972	3	20	13,158	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
3	1242	WD DECK A	0	0	12	7	84.00	SF	10.00	10.00	100	1994	1994	3	20	168	

TOTAL OB/XF											15,986		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
05 OR	0.00	0.00	0.76	AC		1.00	1.00	1.00	30,000.00	30,000.00			

Total Acres:	0.76	Total Land Value:	22,800	Market:	0	Agricultural:	0	Common:	22,800
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NASSAU COUNTY PROPERTY										PAGE 1 of 1										6
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 6										
BUILDING MARKET VALUE										Tax Dist:										96,613
TOTAL MARKET OB/XF VALUE																				15,986
TOTAL LAND VALUE - MARKET																				22,800
TOTAL MARKET VALUE																				135,399
SOH/AGL Deduction																				28,043
ASSESSED VALUE																				107,356
TOTAL EXEMPTION VALUE																				0
BASE TAXABLE VALUE																				107,356
TOTAL JUST VALUE																				135,399
NCON VALUE																				0
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE																				131,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8278	TEMP POLE	100	07/07/1992
8074	NEW CONSTR	27,156	05/08/1992
3450	N/A	27,000	06/30/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2031/0734	2/19/2016	QC	U	I	11	48,900	
GRANTOR: WOLKING PAMELA M							
GRANTEE: WOLKING PAUL M & EI							
1685/1565	6/15/2010	WD	Q	I	01	57,500	
GRANTOR: ROSE STACEY							
GRANTEE: WOLKING PAMELA M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 BAS=[YR=1997] N10 W6 BAS=[YR=1994] N10 W15 S12 W2 S6 E2 S2 E15 N10\$ S10 E6\$ W28 S29 E7 FOP=[YR=1993] S8 E15 N8 W15\$ E22 N29 \$.									