IN OR 2218/1230
PARCELS 9-7 9-9 & 1-6 SEC 35
1997 MERI DW/MH

YOW MICHAEL & CRISTY C
44994 SANDY FORD RD
CALLAHAN, FL 32011

2024

36-2N-24-0000-0009-0070

NASSAU COUNTY PROPERTY

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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

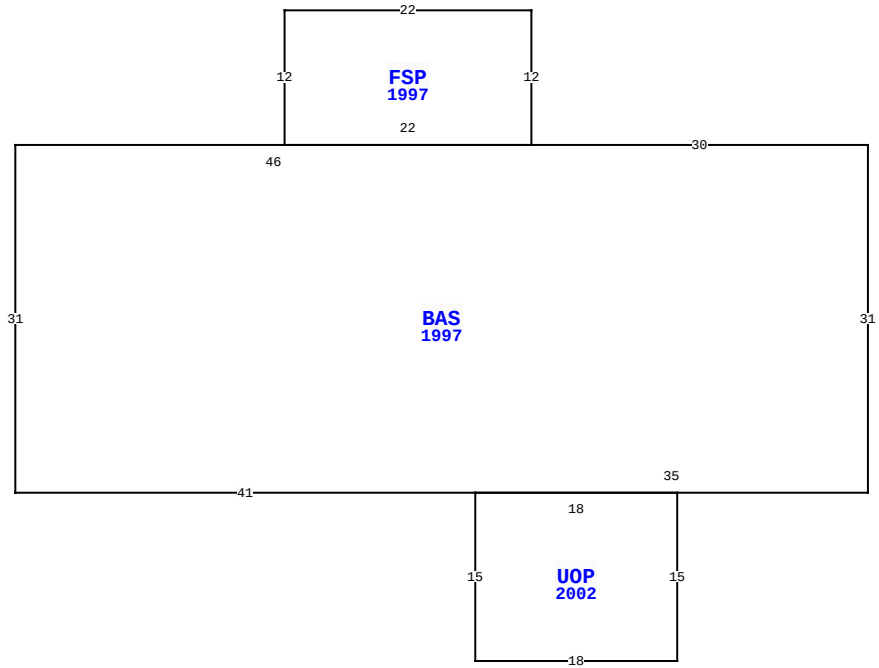
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	134,801
FSP	264	60	158	9,040
UOP	270	25	68	3,891
TOTALS	2,890		2,582	147,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,582	119.2000	89.40	230,831	1997	2009	0	0	0	36.00	64.00

2 M/H 94+ – 0% - 0 Heated Area: 2356 HX Base Yr



44994 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	147,732
TOTAL MARKET OB/XF VALUE	13,325
TOTAL LAND VALUE - MARKET	32,400
TOTAL MARKET VALUE	193,457
SOH/AGL Deduction	23,839
ASSESSED VALUE	169,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	169,618
TOTAL JUST VALUE	193,457
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023932	MH MOVE-ON	0	09/01/2002
B020202	MH MOVE-ON	0	09/01/2002
MH003347	MH MOVE-ON	0	12/01/2000
MHU95884	MH MOVE-ON	0	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2218/1230	8/14/2018	WD	Q	I	01	137,500
GRANTOR: ROSE DAVID						
GRANTEE: YOW MICHAEL & CRIST						
2175/0985	1/19/2018	SW	U	I	12	40,000
GRANTOR: BANK OF AMERICA NA						
GRANTEE: ROSE DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W30 FSP=[YR=1997] N12 W22 S12 E22$ W46 S31 E41
UOP=[YR=2002] S15 E18 N15 W18$ E35 N31$.

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	0812	CONCRETE C	0	0	0	0	1,025.00	SF	2.96	2.96	100	1989	1989	3	57	1,729	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
3	0812	CONCRETE C	0	0	0	0	2,081.00	SF	4.00	4.00	100	2000	2000	3	79	6,576	
4	0350	CARPORT WD	0	0	0	0	568.00	SF	13.00	13.00	100	2000	2000	3	20	1,477	
5	0940	SHEDS/PORT	0	0	16	11	176.00	SF	20.10	20.10	100	2003	2003	3	21	743	

LAND DESCRIPTION

TOTAL OB/XF 13,325

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	0005	OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	32,400							

REVIEW DATE 01/28/2019 BY TWA Total Acres: 1.08 Total Land Value: 32,400 Market: 0 Agricultural: 0 Common: 32,400 PRINTED 08/06/2024 BY SYS