IN OR 2162/1990
PARCEL 9-14 SEC 36 &
PARCEL 1-7 SEC 35

KIELY DOUGLAS EDWARD JR
44970 SANDY FORD RD
CALLAHAN, FL 32011

2024

36-2N-24-0000-0009-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 50
Roof Cover	03	COMP SHNGL 50
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	03	Quality Level 03

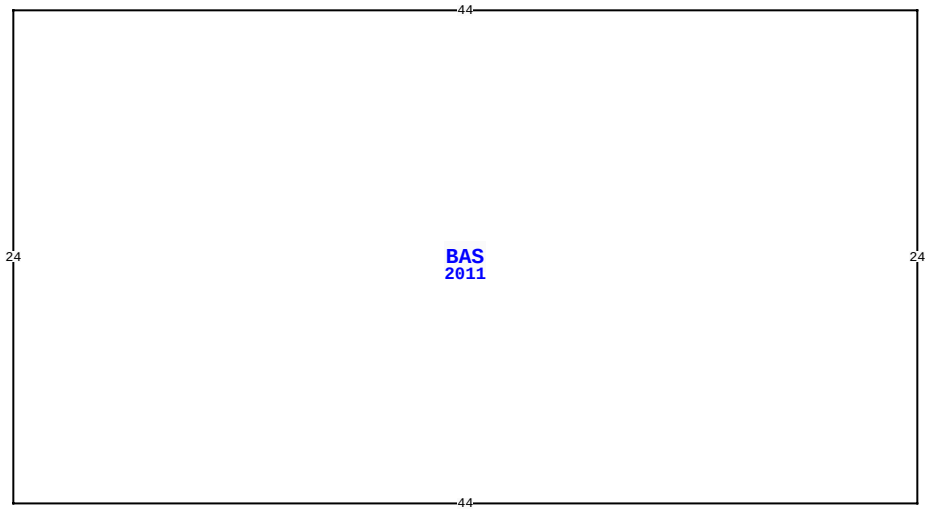
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1,056	49,526
TOTALS	1,056		1,056	49,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	115.8000	86.85	91,714	1999	2004	0	0	0	46.00	54.00

2 M/H 94+ – 100% - 2019 Heated Area: 1056 HX Base Yr 2019



44970 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		61,063
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		33,300
TOTAL MARKET VALUE		94,363
SOH/AGL Deduction		34,616
ASSESSED VALUE		59,747
TOTAL EXEMPTION VALUE	HX HB	34,747
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		94,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5334	CO ISSUED	0	04/15/2011
P14700	OTHER	0	03/01/2011
M16031	H/AC	0	03/01/2011
P14700	OTHER	0	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2162/1990	11/30/2017	WD	U	I	12	69,900
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: KIELY DOUGLAS EDWAR						
2106/0797	3/13/2017	CT	U	I	18	35,600
GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W44 S24 E44 N24$.

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	1.11	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,300							

REVIEW DATE 02/03/2021 BY TWX Total Acres: 1.11 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 08/06/2024 BY SYS

IN OR 2162/1990
PARCEL 9-14 SEC 36 &
PARCEL 1-7 SEC 35

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2024

36-2N-24-0000-0009-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

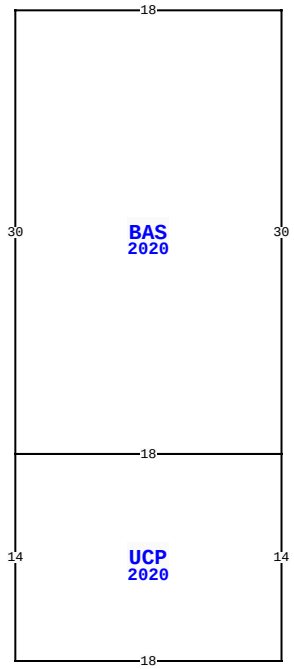
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	540	10,560
UCP	252	20	50	978
TOTALS	792		590	11,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	590	58.1900	20.37	12,018	2019	2019	0	0	0	4.00	96.00

3 GARAGE RES – 100% - 2019 Heated Area: 540 HX Base Yr 2019



44970 SANDY FORD RD, CALLAHAN

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XF DATE		LAND DATE	06/13/2023 MLU
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: KIELY DOUGLAS EDWAR						
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GRANTOR: CLERK OF COURT						
GRANTEE: 21ST MORTGAGE CORPO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W18 S30 UCP=[YR=2020] S14 E18 N14 W18$ E18 N30$.

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

REVIEW DATE 02/03/2021 BY TWX Total Acres: 1.11 Total Land Value: 33,300 Market: 0 Agricultural: 0 Common: 33,300 PRINTED 08/06/2024 BY SYS