

STARLING CARMEN EST
44812 SANDY FORD ROAD
CALLAHAN, FL 32011

01-1N-24-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 70

08 SHT VINYL 30

03 CENTRAL 100

04 AIR DUCTED 100

3 100
2 100

02 WOOD FRAME 100

1. 1. 100
0 100

04 Quality Level 04

0200 MOBILE HOME

MKT AREA08

8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,35210020101,35291,544

TOTALS1,3521,35291,544

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSAUTAdj RADJ UNIT PRICEORIG CONDDPHY FACT% CONDQ% CONDOB/XF MKT VALUENOTES

12700QUONSET LW010040301,200.00SF12.0012.00100200720073588,352

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPRINTYPEDTDPH FACT% CONDQ% CONDOB/XF MKT VALUENOTES

1000100CRES1000006OR0.000.001.50AC1.001.001.0045,000.0045,000.0067,500

REVIEW DATE01/28/2019BYTWA

Total Acres: 1.50Total Land Value: 67,500Market: 0Agricultural: 0Common: 67,500PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0800021,352

TOT ADJ PTS128.4800

EFF. BASE RATE109.21

REPL. COST NEW147,652

AYB2009

EYB2009

ECONFNCT00

NORM038.00

% COND62.00

Heated Area: 1352HX Base Yr 1998

BAS2010

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/21/2025MLU

44812 SANDY FORD RD, CALLAHAN

TOTAL OB/XF8,352

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE91,544

TOTAL MARKET OB/XF VALUE8,352

TOTAL LAND VALUE - MARKET67,500

TOTAL MARKET VALUE167,396

SOH/AGL Deduction77,245

ASSESSED VALUE90,151

TOTAL EXEMPTION VALUEHX HB50,722

BASE TAXABLE VALUE39,429

TOTAL JUST VALUE167,396

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE137,019

PERMIT NUMDESCRIPTIONAMTISSUED

C5254CO ISSUED003/26/2010

MH5254MH MOVE-ON003/01/2010

P14184OTHER003/01/2010

B19384GARAGE002/01/2007

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / I / RSNSALE PRICE

0817/120012/22/1997WDQI22,000

GRANTOR: HIGGINBOTHAM NEAL & N

GRANTEE: STARLING CARMEN & R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W52 S26 E52 N26 \$.