

PERRY JAMES CLEATON & JULIA HAMZA
44784 SANDY FORD ROAD
CALLAHAN, FL 32011

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

0800021,593116.800099.28158,1531999199900058.0042.00

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor08SHT VINYL 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories0 0 100

Units0 0 100

Quality03 Quality Level 03

DOR CODE0200 MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ ASUBAREAMARKET VALUE

BAS1,49310020061,49362,255

DCK601520069375

DCK14415200622917

UOP276252006692,877

TOTALS1,9731,59366,424

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDD YEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199919993812,835

20681POLE SHED01003016480.00SF15.0015.00100201020103564,032

30351CARPORT MT01003020600.00SF10.0010.00100200920093352,100

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES1000006OR0.000.001.30AC1.001.001.0045,000.0045,000.0058,500

REVIEW DATE03/24/2022BYTWATotal Acres: 1.30Total Land Value: 58,500Market: 0Agricultural: 0Common: 58,500PRINTED 07/30/2025 BY SYS

MARKEADJUSTMENTSTYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEECONFNCTNORMCONDVALUATION BYTax Group: 6StandardBUILDING MARKET VALUETax Dist:BUILTING MARKET OBFX VALUE66,424TOTAL LAND VALUE - MARKET8,967TOTAL MARKET VALUE58,500SOH/AGL Deduction133,891ASSESSSED VALUE60,918INCOME VALUE72,973BASE TAXABLE VALUEHX HB47,973TOTAL JUST VALUE25,000NON VALUE133,891PREVIOUS YEAR MKT VALUE0110,026SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / VRSNCDSALE PRICE2130/03736/22/2017WDQI0166,000GRANTOR: HOWARD JAMES H & DONNGRANTEE: PERRY JAMES CLEATON2122/12905/11/2017WDUI3739,500GRANTOR: HIGINBOTHAM KAREN & GRANTEEGRADE: HOWARD JAMES H & DOBUILDING DIMENSIONSBAS=[YR=2006] W20 DCK=[YR=2006] N12 W12 S12 E12\$ W12 N12 W19 S12 W4 DCK=[YR=2006] W6 S10 E6 N10\$ S23 E24 UOP=[YR=2006] S12 E23 N12 W23\$ E31 N23\$.BUILDING NOTESTOTAL OB/XF8,967