

S1/2 OF LOT 1380 & 1381
IN OR 2390/947 EX S-1
ESMT OR 561/173

AYEROFF JASON S &/RODRIGUES JENNIFER J
44589 SANDY FORD RD
CALLAHAN, FL 32011

2025

02-1N-24-2180-1380-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	19	MARBLE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA
		08

NEIGHBORHOOD/LOC	8001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,276	100	1993	1,276	217,590
BAS	576	100	2005	576	98,222
FGR	864	55	1993	475	80,999
FOP	152	30	1993	46	7,844
FUS	836	100	1993	836	142,559
PTO	192	5	1993	10	1,705

TOTALS	3,896			3,219	548,919
--------	-------	--	--	-------	---------

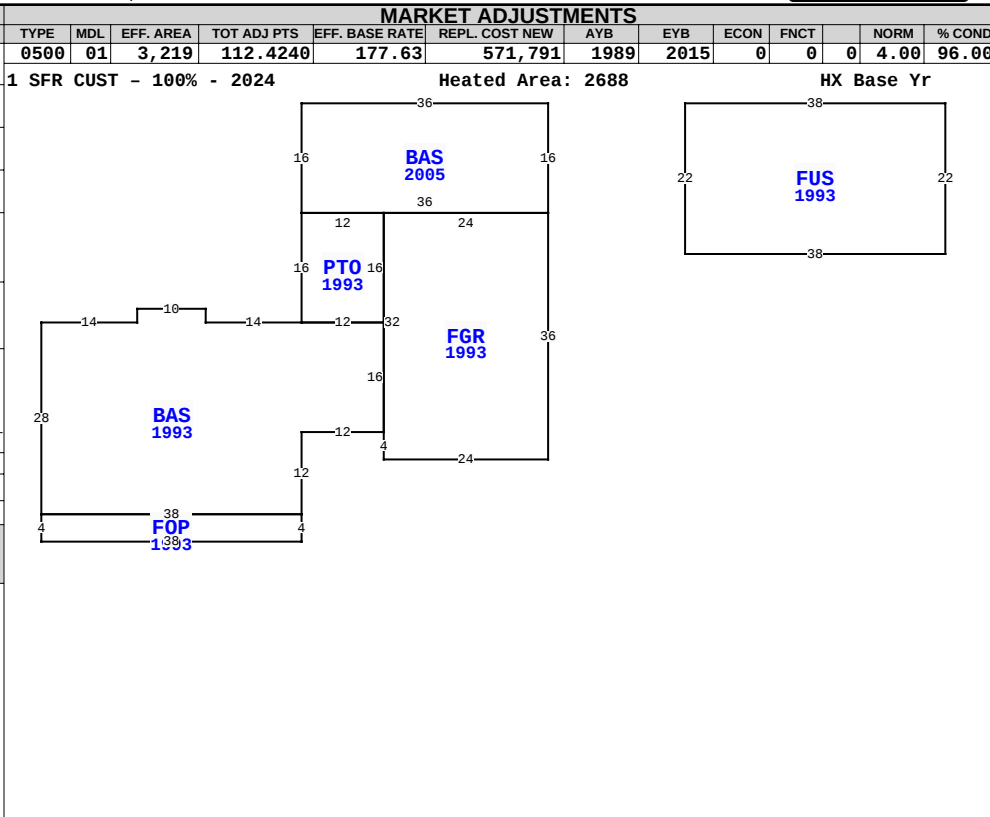
EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	4,480	
2	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	1990	1990	3	20	1,008	
3	0756	FEP	0	100	14	4	56.00	SF	27.00	27.00	100	1990	1990	3	20	302	
4	0681	POLE SHED	0	100	36	24	864.00	SF	22.50	22.50	100	2012	2012	3	64	12,442	
5	0861	POOL GUNIT	0	100	0	0	559.00	SF	85.00	85.00	100	2017	2017	3	81	38,487	
6	0855	CONC PAVER	0	100	0	0	1,942.00	SF	10.00	10.00	100	2017	2017	3	96	18,643	
7	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	74	1,480	
8	0811	CONCRETE B	0	100	36	24	864.00	SF	5.20	5.20	100	2020	2020	3	98	4,403	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	8.60	AC		1.00	1.00	1.00	370.00	370.00	3,182							
3	005970	A	AGRICULTURAL	0		OR	0.00	0.00	0.40	AC		1.00	1.00	1.00	70.00	70.00	28							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	175,500							

REVIEW DATE 02/03/2021 BY TW



BLD DATE	05/20/2011	JH	LGL DATE	
XF DATE			LAND DATE	05/21/2025
INC DATE			AG DATE	01/16/2025

44589 SANDY FORD RD, CALLAHAN

TOTAL OB/XF																	81,245
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		604,245
TOTAL MARKET OB/XF VALUE		81,245
TOTAL LAND VALUE - MARKET		220,500
TOTAL MARKET VALUE		733,700
SOH/AGL Deduction		18,910
ASSESSED VALUE		714,790
TOTAL EXEMPTION VALUE	13	659,464
BASE TAXABLE VALUE		55,326
TOTAL JUST VALUE		905,990
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		860,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011582	REMODEL	136,309	11/23/2020
17001373	SWIM POOL	65,000	02/21/2017
6160	ADDITION	27,540	12/11/1989

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/0947	9/08/2020	WD	Q	I	02	508,000

SALES DATA

GRANTOR: LANEVE KIRK & LARA A						
GRANTEE: AYEROFF JASON S & J						
1479/0930	2/20/2007	WD	Q	I		360,000

GRANTOR: DILLON TERESA W & LAR

GRANTEE: LANEVE KIRK

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W36 S16 PTO=[YR=1993] S16 BAS=[YR=1993] W14 N2 W10 S2 W14 S28 FOP=[YR=1993] S4 E38 N4 W38\$ E38 N12 E12 FGR=[YR=1993] S4 E24 N36 W24 S32 \$ N16 W12\$ E12 N16 W12\$ E36 N16\$ PTR= E20 FUS=[YR=1993] E38 S22 W38 N22\$ W20\$.

Market: 175,500 Agricultural: 3,210 Common: 45,000 PRINTED 07/30/2025 BY SYS

AYEROFF JASON S &/RODRIGUES JENNIFER J
44589 SANDY FORD RD
CALLAHAN, FL 32011

02-1N-24-2180-1380-0020

[illegible]