PT OF SE1/4 OF NE1/4 OF SEC 3-2N
PT OF SW1/4 OF NW1/4 OF SEC 2-2N
IN OR 2453/321

HUNTER LAURA
57620 SANDY OAKS LANE
CALLAHAN, FL 32011

2025

03-2N-25-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

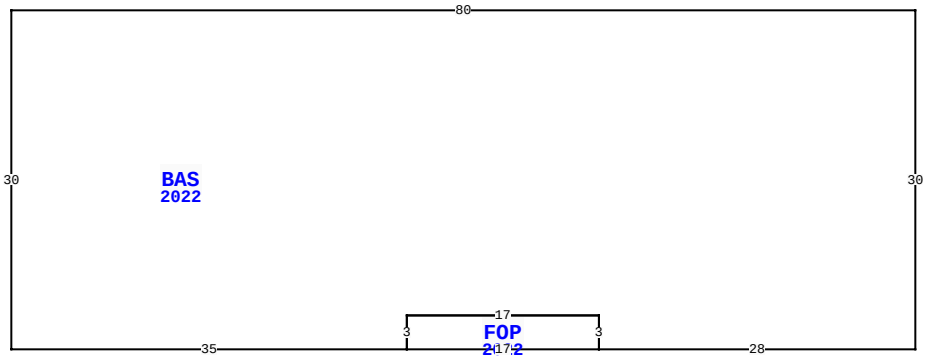
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,349	100	2022	2,349	236,504
FOP	51	30	2022	15	1,511
TOTALS	2,400			2,364	238,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,364	113.0000	101.70	240,419	2021	2021	0	0	0	1.00	99.00

1 SFR MODULR – 0% - 2023 Heated Area: 2349 HX Base Yr



57444 SANDY OAKS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	238,015
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	97,500
TOTAL MARKET VALUE	335,515
SOH/AGL Deduction	13,614
ASSESSED VALUE	321,901
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	321,901
TOTAL JUST VALUE	335,515
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	292,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002564	MODULAR HM	0	02/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2538/0632	2/10/2022	QC	U	V	11	100
GRANTOR: MURAD MARK A & KRISTI						
GRANTEE: HUNER NATHAN & LAUR						
2526/0005	12/09/2021	QC	U	V	11	100
GRANTOR: HUNTER NATHAN						
GRANTEE: HUNTER LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W80 S30 E35 FOP=[YR=2022] E17 N3 W17 S3$ N3 E17 S3 E28 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
1	000100	C	RES	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 06/16/2022 BY TWWW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS