PT OF THE SE1/4 OF
SEC 35-2N-24E
IN OR 315/595 & OR 2378/1288

MILEY RAY D JR L/E/
PO BOX 992
CALLAHAN, FL 32011-0992

2025

35-2N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

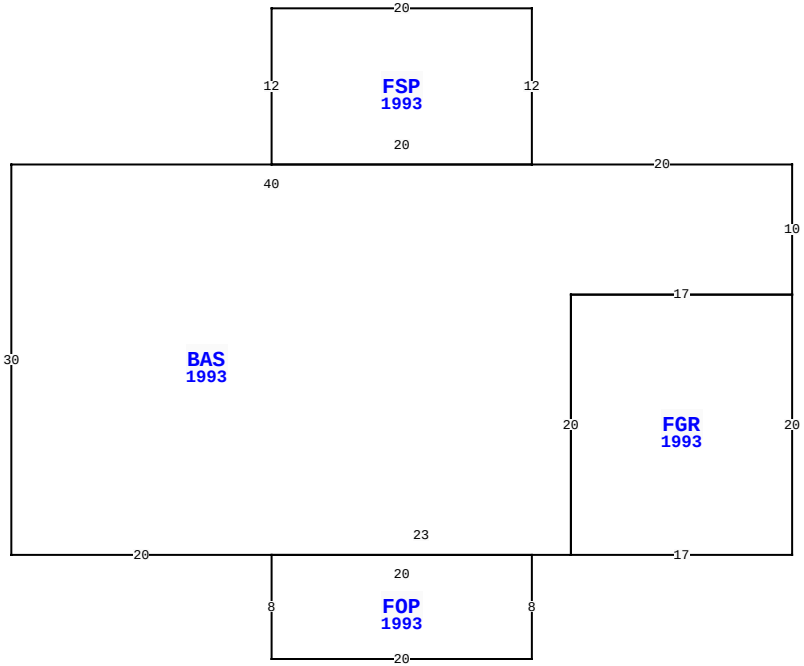
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,460	100	1993	1,460	115,792
FGR	340	55	1993	187	14,831
FOP	160	30	1993	48	3,807
FSP	240	40	1993	96	7,614
TOTALS	2,200			1,791	142,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,791	111.0000	111.00	198,801	1983	1983	0	0	0	28.55	71.45

1 SINGLE FAM – 100% - 2022 Heated Area: 1460 HX Base Yr 2022



441169 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		159,081
TOTAL MARKET OB/XF VALUE		4,244
TOTAL LAND VALUE - MARKET		446,195
TOTAL MARKET VALUE		367,580
SOH/AGL Deduction		181,680
ASSESSED VALUE		185,900
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,178
TOTAL JUST VALUE		609,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		465,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2578/0837	7/18/2022	LE	U	I	11	100
GRANTOR: MILEY RAY D JR						
GRANTEE: MILEY BRENDA D						
2378/1288	7/23/2020	LE	U	I	11	100
GRANTOR: MILEY RAY D						
GRANTEE: MILEY RAY D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 FSP=[YR=1993] N12 W20 S12 E20 $ W40 S30 E20 FOP=[YR=1993] S8 E20 N8 W20 $ E23 FGR=[YR=1993] E17 N20 W17 S20 $ N20 E17 N10 $.

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
1	0680	POLE SHED	0	100	0	0	1,722.00	SF	10.00	10.00	100	1981	1981	3	20	3,444	
2	0751	UOP	0	100	20	20	400.00	SF	10.00	10.00	100	1990	1990	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 4,244

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	12.49	AC		1.00	1.00	1.00	15,500.00	15,500.00	193,595							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	17.30	AC		1.00	1.00	1.00	515.00	515.00	8,910							
3	009530	C	POND	100		OR	0.00	0.00	0.70	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,750							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.30	AC		1.00	1.00	1.00	14,500.00	14,500.00	250,850							

REVIEW DATE 07/26/2021 BY TWA Total Acres: 30.49 Total Land Value: 204,255 Market: 250,850 Agricultural: 8,910 Common: 195,345 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

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Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

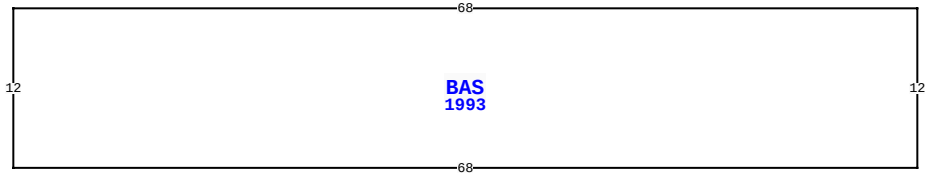
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	17,038
TOTALS	816			816	17,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	816	87.0000	69.60	56,794	1972	1972	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2022 Heated Area: 816 HX Base Yr 2022



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GRANTEE: MILEY BRENDA D						
2378/1288	7/23/2020	LE	U	I	11	100
GRANTOR: MILEY RAY D						
GRANTEE: MILEY RAY D JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S12 E68 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/26/2021 BY TWA Total Acres: 30.49 Total Land Value: 204,255 Market: 250,850 Agricultural: 8,910 Common: 195,345 PRINTED 07/30/2025 BY SYS