

PARCEL 9-1 SEC 36-2N-24 &  
PARCEL1-2 SEC 35-2N-24  
N235 FT OF NW1/4 OF SW1/4 OF

WOLKING PAUL M & EILEEN M  
441100 SANDY FORD ROAD  
CALLAHAN, FL 32011

2025

36-2N-24-0000-0009-0010



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 20 | FACE BRICK 60  |
| Exterior Wall            | 05 | AVERAGE 40     |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 09 | PINE WOOD 70   |
| Interior Floo            | 07 | CORK/VTILE 30  |
| Air Condition            | 01 | NONE 100       |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 1  | 100            |
| Bathrooms                | 1  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 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 | 8001.00 |
|------------------|---------|

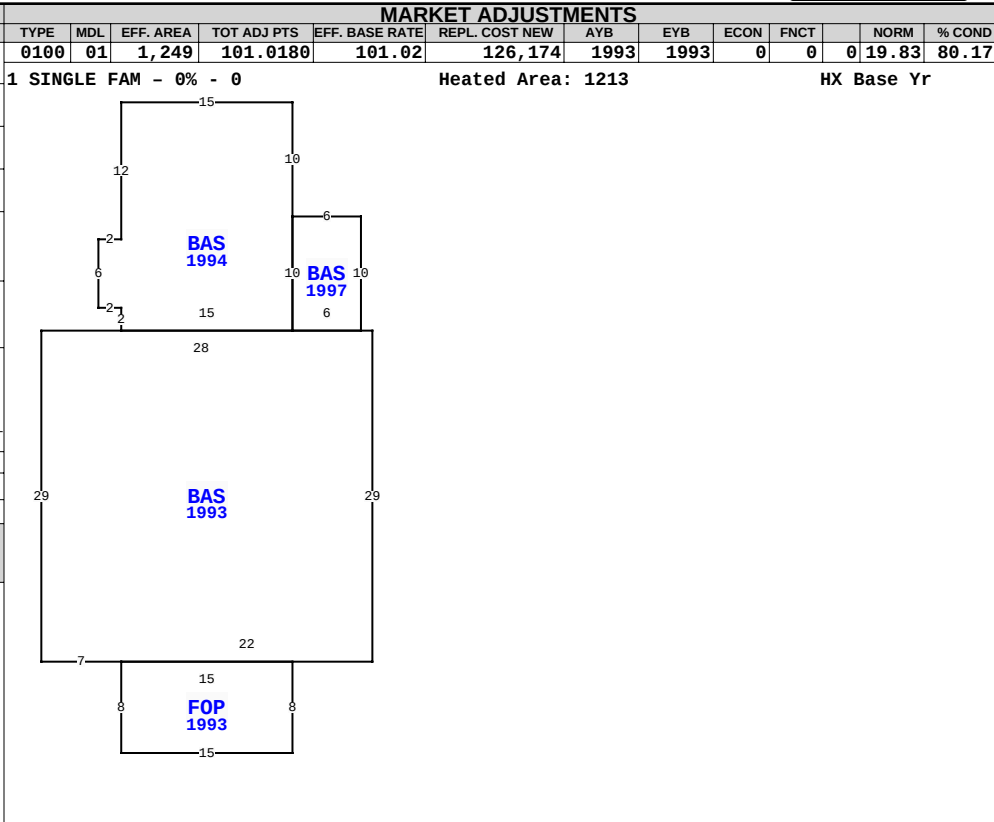
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 841              | 100         | 1993 | 841          | 68,111               |
| BAS       | 312              | 100         | 1994 | 312          | 25,268               |
| BAS       | 60               | 100         | 1997 | 60           | 4,859                |
| FOP       | 120              | 30          | 1993 | 36           | 2,916                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 1,333 |  |  | 1,249 | 101,154 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |     |    |          |    |          |
|----------------|------------|-------------|-----|-----|-----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS    | UT | Adj R    |
| 1              | 0681       | POLE SHED   | 0   | 0   | 136 | 43 | 5,848.00 | SF | 11.25    |
| 2              | 0500       | FP-PRE FAB  | 0   | 0   | 0   | 0  | 1.00     | UT | 3,500.00 |
| 3              | 1242       | WD DECK A   | 0   | 0   | 12  | 7  | 84.00    | SF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 0   | 0005 | OR       | 0.00  | 0.00  | 0.76        |

|             |            |    |     |
|-------------|------------|----|-----|
| REVIEW DATE | 03/24/2022 | BY | TWA |
|-------------|------------|----|-----|



|                                |          |  |           |            |
|--------------------------------|----------|--|-----------|------------|
| 441100 SANDY FORD RD, CALLAHAN | BLD DATE |  | LGL DATE  |            |
|                                | XF DATE  |  | LAND DATE | 05/21/2025 |
|                                | INC DATE |  | AG DATE   | MLU        |

| 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   | 0681       | POLE SHED   | 0   | 0   | 136 | 43 | 5,848.00 | SF | 11.25    | 11.25          | 100       | 1972    | 1972        | 3 | 20     | 13,158          |       |
| 2   | 0500       | FP-PRE FAB  | 0   | 0   | 0   | 0  | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 1994    | 1994        | 3 | 74     | 2,590           |       |
| 3   | 1242       | WD DECK A   | 0   | 0   | 12  | 7  | 84.00    | SF | 10.00    | 10.00          | 100       | 1994    | 1994        | 3 | 20     | 168             |       |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             | 15,916    |     |          |        |         |            |                |            |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 |
| 1           | 000100   | C   | RES                  | 0   | 0005 | OR       | 0.00  | 0.00  | 0.76        | AC        |     | 1.00     | 1.00   | 1.00    | 45,000.00  | 45,000.00      | 34,200     |

|                   |                          |           |                 |                |
|-------------------|--------------------------|-----------|-----------------|----------------|
| Total Acres: 0.76 | Total Land Value: 34,200 | Market: 0 | Agricultural: 0 | Common: 34,200 |
|-------------------|--------------------------|-----------|-----------------|----------------|

| NASSAU COUNTY PROPERTY |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  |  |  | 6 |
|------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|---|
|------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|--|--|---|

| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 6 |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 101,154      |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 15,916       |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 34,200       |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 151,270      |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 33,178       |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 118,092      |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 118,092      |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 151,270      |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0            |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 135,399      |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 8278       | TEMP POLE   | 100    | 07/07/1992 |
| 8074       | NEW CONSTR  | 27,156 | 05/08/1992 |
| 3450       | N/A         | 27,000 | 06/30/1986 |

| SALES DATA                  |           |              |        |        |           |               |  |
|-----------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number        | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2031/0734                   | 2/19/2016 | QC           | U      | I      | 11        | 48,900        |  |
| GRANTOR:WOLKING PAMELA M    |           |              |        |        |           |               |  |
| GRANTEE:WOLKING PAUL M & EI |           |              |        |        |           |               |  |
| 1685/1565                   | 6/15/2010 | WD           | Q      | I      | 01        | 57,500        |  |
| GRANTOR:ROSE STACEY         |           |              |        |        |           |               |  |
| GRANTEE:WOLKING PAMELA M    |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W1 BAS=[YR=1997] N10 W6 BAS=[YR=1994] N10 W15 S12 W2 S6 E2 S2 E15 N10\$ S10 E6\$ W28 S29 E7 FOP=[YR=1993] S8 E15 N8 W15\$ E22 N29 \$. |  |  |  |  |  |  |  |  |  |