IN OR 1475/404
2002 OAKSPRING DW/MH

VELASQUEZ ADRIAN E & DEBRA
441030 SANDY FORD RD
CALLAHAN, FL 32011-6278

2025

36-2N-24-0000-0009-0120

BUILDING CHARACTERISTICS

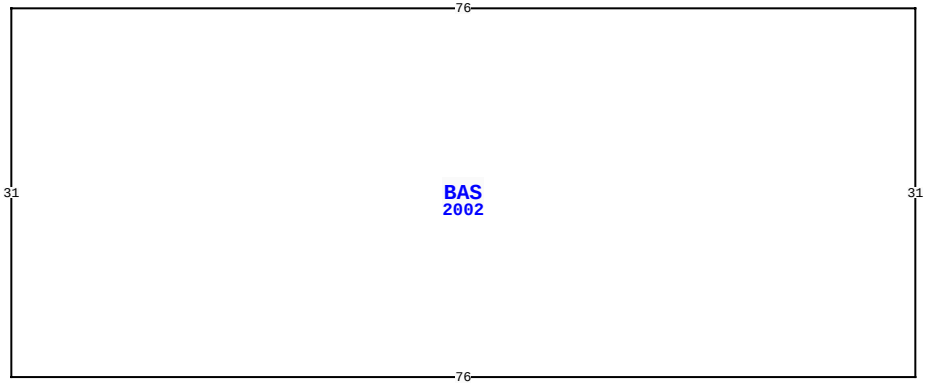
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
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	2,356	100	2002	2,356	145,454
TOTALS	2,356			2,356	145,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	151.3200	128.62	303,029	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 100% - 2015 Heated Area: 2356 HX Base Yr 2015



441030 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	100	22	8	176.00	SF	30.00	30.00	100	1995	1995	3	20	1,056	
2	1242	WD DECK A	0	100	16	8	128.00	SF	10.00	10.00	100	1996	1996	3	20	256	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		145,454
TOTAL MARKET OB/XF VALUE		1,312
TOTAL LAND VALUE - MARKET		57,150
TOTAL MARKET VALUE		203,916
SOH/AGL Deduction		123,063
ASSESSED VALUE		80,853
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		25,131
TOTAL JUST VALUE		203,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/0404	1/30/2007	WD	Q	I		135,000
GRANTOR: HOLTON TERRY W & MICH						
GRANTEE: VELASQUEZ ADRIAN E						
1106/0288	1/08/2003	WD	U	I	07	100
GRANTOR: TAYLOR THOMAS RAY						
GRANTEE: HOLTON TERRY & MICH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S31 E76 N31$.

LAND DESCRIPTION

TOTAL OB/XF 1,312

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	100	0005	OR	0.00	0.00	1.27	AC		1.00	1.00	1.00	45,000.00	45,000.00	57,150							

REVIEW DATE 03/24/2022 BY TWA Total Acres: 1.27 Total Land Value: 57,150 Market: 0 Agricultural: 0 Common: 57,150 PRINTED 07/30/2025 BY SYS