

**STARLING CARMEN EST**  
44812 SANDY FORD ROAD  
CALLAHAN, FL 32011

01-1N-24-0000-0002-0030

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7008SHT VINYL 3003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001.1. 1000 100

CONSTRUCTION

04Quality Level 040200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,35210020101,35293,799

TOTALS1,3521,35293,799

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

12700QUONSET LW0040301,200.00SF12.0012.00100200720073568,064

LAND DESCRIPTIONTOTAL OB/XF8,064

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006OR0.000.001.50AC1.001.001.0040,000.0040,000.0060,000

REVIEW DATE01/01/2023BYCDTotal Acres: 1.50Total Land Value: 60,000Market: 0Agricultural: 0Common: 60,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0800021,352128.4800115.63156,332200920090040.0060.00

M/H 94+ 0% - 2026Heated Area: 1352HX Base Yr

BAS2010

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE93,799

TOTAL MARKET OB/XF VALUE8,064

TOTAL LAND VALUE - MARKET60,000

TOTAL MARKET VALUE161,863

SOH/AGL Deduction0

ASSESSED VALUE161,863

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE161,863

TOTAL JUST VALUE161,863

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE167,396

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / V I / RSN CD SALE PRICE

0817/120012/22/1997WDQI22,000

GRANTOR:HIGGINBOTHAM NEAL & N

GRANTEE:STARLING CARMEN & R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W52 S26 E52 N26 \$ .