N1/2 OF LOTS 1380 & 1381
TOWN OF CRAWFORD

WILSON C LOUISE LIVING TRUST
44641 SANDY FORD RD
CALLAHAN, FL 32011

2026

02-1N-24-2180-1380-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

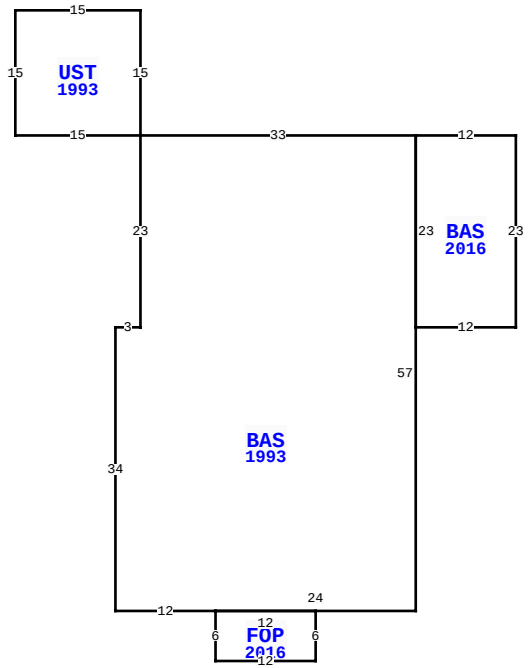
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,983	100	1993	1,983	160,359
BAS	276	100	2016	276	22,319
FOP	72	30	2016	22	1,779
UST	225	45	1993	101	8,167
TOTALS	2,556			2,382	192,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,382	122.2452	128.36	305,754	1951	1951	0	0	0	37.00	63.00

1 SINGLE FAM 100% - 2024 Heated Area: 2259 HX Base Yr 2024



44641 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	11/22/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		192,625
TOTAL MARKET OB/XF VALUE		27,780
TOTAL LAND VALUE - MARKET		190,000
TOTAL MARKET VALUE		261,883
SOH/AGL Deduction		0
ASSESSED VALUE		261,883
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,472
TOTAL JUST VALUE		410,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2874/0024	4/15/2026	QC	U	I	11	100
GRANTOR: WILSON C LOUISE JOHNS						
GRANTEE: WILSON C LOUISE LIV						
0585/0074	12/04/1989	WD	Q	I		100,000
GRANTOR: DILLON TERESA & LARR						
GRANTEE: WILSON C LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W12 BAS=[YR=1993] W33 UST=[YR=1993] N15 W15 S15 E15$ S23 W3 S34 E12 FOP=[YR=2016] S6 E12 N6 W12$ E24 N57$ S23 E12 N23$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1970	1970	3	30	1,050	
3	0511	GARAGE CB-	0	100	30	45	1,350.00	SF	40.00	40.00	100	1988	1988	3	49.5	26,730	

LAND DESCRIPTION

TOTAL OB/XF 27,780

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	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	38,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	5.65	AC		1.00	1.00	1.00	395.00	395.00	2,232							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	530.00	530.00	1,246							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 10.00 Total Land Value: 41,478 Market: 152,000 Agricultural: 3,478 Common: 38,000 PRINTED 07/09/2026 BY SYS