PT LOT 1382
IN OR 2645/145
TOWN OF CRAWFORD S/D OF

PRICE MICHAEL & GEORGIA
44737 SANDY FORD RD
CALLAHAN, FL 32011

2026

02-1N-24-2180-1382-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

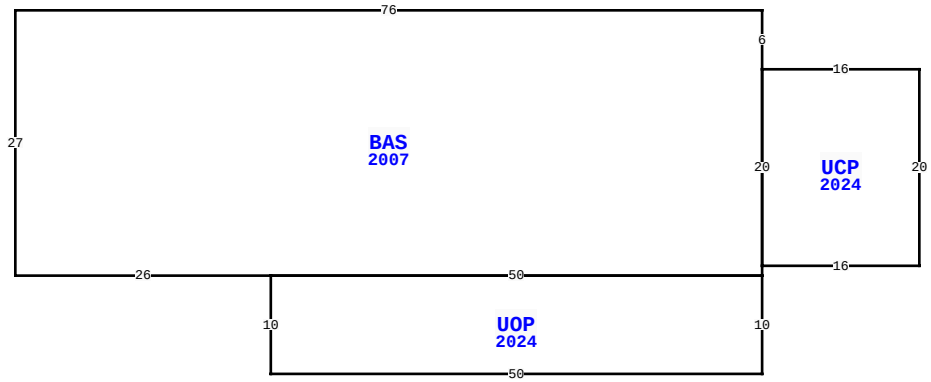
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	2,052	100	2007	2,052	182,021
UCP	320	20	2024	64	5,677
UOP	500	25	2024	125	11,088
TOTALS	2,872			2,241	198,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,241	123.2000	110.88	248,482	2007	2017	0	0	0	20.00	80.00

2 M/H 94+ 100% - 2024 Heated Area: 2052 HX Base Yr 2024



44737 SANDY FORD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		198,786
TOTAL MARKET OB/XF VALUE		9,955
TOTAL LAND VALUE - MARKET		74,000
TOTAL MARKET VALUE		282,741
SOH/AGL Deduction		27,112
ASSESSED VALUE		255,629
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,218
TOTAL JUST VALUE		282,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000954	CO ISSUED	0	01/29/2018
17007298	MH MOVE-ON	0	11/20/2017
B21643	SWIM POOL	11,721	07/01/2008
C4893	CO ISSUED	0	01/01/2007
E18664	ELEC OTHER	0	01/01/2007
MH4893	SWIM POOL	0	01/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2645/145	3/17/2023	WD	U	I	11	100
GRANTOR: PEAVEY PAUL DAVID						
GRANTEE: PRICE MICHAEL & GEO						
2626/0372	3/17/2023	WD	Q	I	01	307,500
GRANTOR: PEAVEY PAUL DAVID						
GRANTEE: PRICE MICHAEL & GEO						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	
2	0680	POLE SHED	0	100	36	20	720.00	SF	10.00	10.00	100	2024	2023	03	95	6,840	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W76 S27 E26 E50 N1 N20 N6 $
UOP=[YR=2024;ORIG=-50,27] S10 E50 N10 W50 $
UCP=[YR=2024;ORIG=0,26] E16 N20 W16 S20 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,955

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	0006	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	40,000.00	40,000.00	74,000							

REVIEW DATE 03/07/2024 BY WWA Total Acres: 1.85 Total Land Value: 74,000 Market: 0 Agricultural: 0 Common: 74,000 PRINTED 07/09/2026 BY SYS