PT LOTS 1381 & 1382
IN OR 2394/221

CRIBB JEREMY M
44719 SANDY FORD RD
CALLAHAN, FL 32011

2026

02-1N-24-2180-1382-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	05	Quality Level 05

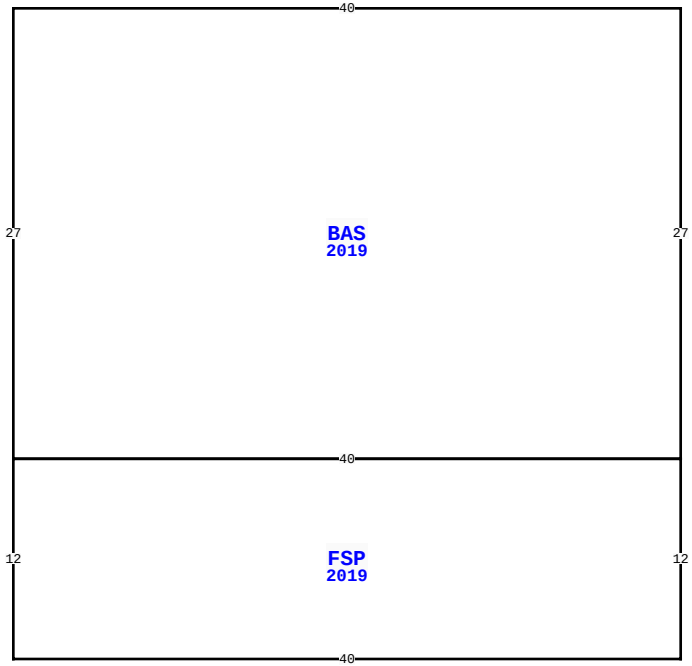
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	2019	1,080	115,796
FSP	480	60	2019	288	30,879
TOTALS	1,560			1,368	146,676

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,368	140.1600	126.14	172,560	2018	2018	0	0	0	15.00	85.00

1 M/H 94+ 100% - 2026 Heated Area: 1080 HX Base Yr 2026



44719 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		146,676
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		146,475
TOTAL MARKET VALUE		293,151
SOH/AGL Deduction		0
ASSESSED VALUE		293,151
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		241,740
TOTAL JUST VALUE		293,151
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		282,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2394/0221	9/18/2020	WD	Q	I	01	202,000
GRANTOR: WESTMORELAND JOHN E &						
GRANTEE: CRIBB JEREMY M						
2385/0524	8/19/2020	WD	U	I	11	100
GRANTOR: WESTMORELAND JOHN E &						
GRANTEE: WESTMORELAND JOHN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W40 S27 FSP=[YR=2019] S12 E40 N12 W40$ E40 N27$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		OR	0.00	0.00	6.98	AC		1.00	1.00	1.00	21,000.00	21,000.00	146,475							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.98 Total Land Value: 146,475 Market: 0 Agricultural: 0 Common: 146,475 PRINTED 07/09/2026 BY SYS