PT OR 1618/383 LYING SE OF
OR 1771/111 & W OF PT
OR 1618/383 BEING THE

MURAD MARK A & KRISTINE A
57620 SANDY OAKS LN
CALLAHAN, FL 32011

2026

02-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

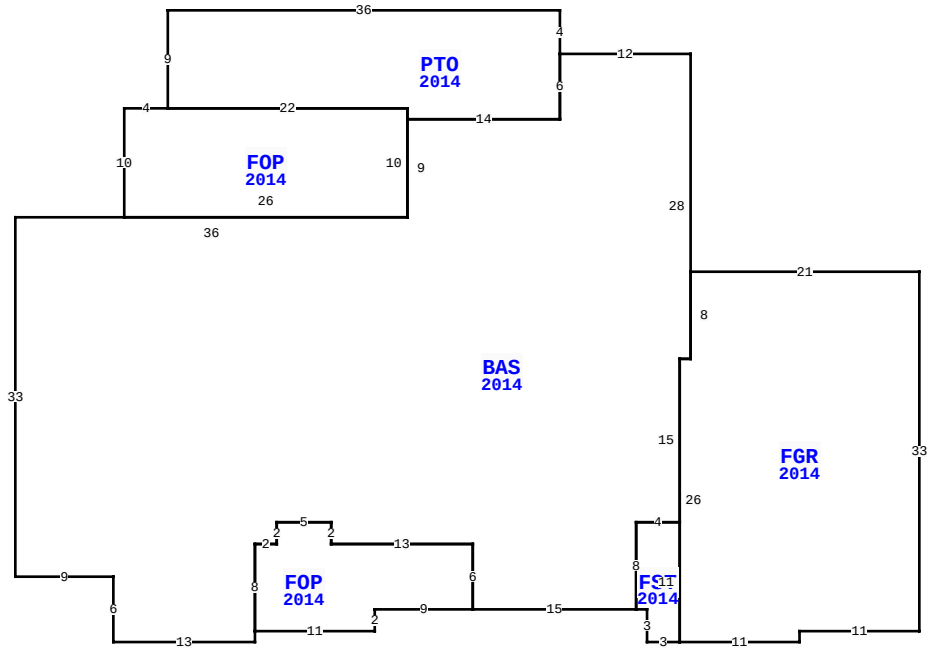
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,365	100	2014	2,365	277,382
FGR	729	55	2014	401	47,032
FOP	152	30	2014	46	5,395
FOP	260	30	2014	78	9,148
FST	41	55	2014	23	2,697
PTO	338	5	2014	17	1,994
TOTALS	3,885			2,930	343,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,930	118.3930	124.31	364,228	2014	2014	0	0	0	5.65	94.35

1 SINGLE FAM 100% - 2015 Heated Area: 2365 HX Base Yr 2015



57620 SANDY OAKS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	02/26/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		369,347
TOTAL MARKET OB/XF VALUE		33,582
TOTAL LAND VALUE - MARKET		265,866
TOTAL MARKET VALUE		425,034
SOH/AGL Deduction		125,926
ASSESSED VALUE		299,108
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		247,697
TOTAL JUST VALUE		668,795
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		689,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327650	NEW CONSTR	296,783	10/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1751/0491	8/12/2011	WD	Q	I	02	160,200
GRANTOR: G & H LAND & TIMBER D						
GRANTEE: MURAD MARK A & KRIS						
1618/0383	4/17/2009	WD	U	V	12	1,658,000
GRANTOR: PINE GROVE DAIRY INC						
GRANTEE: G & H LAND ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W12 PTO=[YR=2014] N4 W36 S9 FOP=[YR=2014] W4 S10 E26 N10 W22$ E22 S1 E14 N6$ S6 W14 S9 W36 S33 E9 S6 E13 N1 FOP=[YR=2014] E11 N2 E9 N6 W13 N2 W5 S2 W2 S8$ N8 E2 N2 E5 S2 E13 S6 E15 FST=[YR=2014] E1 S3 E3 FGR=[YR=2014] E11 N1 E11 N33 W21 S8 W1 S26$ N11 W4 S8$ N8 E4 N15 E1 N28$.

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	0681	POLE SHED	0	100	30	30	900.00	SF	15.00	15.00	100	2015	2015	3	71	9,585	
3	0681	POLE SHED	0	100	50	30	1,500.00	SF	15.00	15.00	100	2025	2018		81	18,225	
4	0351	CARPORT MT	0	100	30	26	780.00	SF	10.00	10.00	100	2025	2018		74	5,772	

LAND DESCRIPTION

TOTAL OB/XF 33,582

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,600.00	14,600.00	14,600							
2	005010	A	SERVICE ACRE	0		OR	0.00	0.00	3.21	AC		1.00	1.00	1.00	500.00	500.00	1,605							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	530.00	530.00	3,710							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	170.00	170.00	340							
5	006005	A	PASTURE - GR	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	370.00	370.00	1,850							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.21	AC		1.00	1.00	1.00	14,600.00	14,600.00	251,266							

REVIEW DATE 01/01/2023 BY CD Total Acres: 18.21 Total Land Value: 22,105 Market: 251,266 Agricultural: 7,505 Common: 14,600 PRINTED 07/09/2026 BY SYS

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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

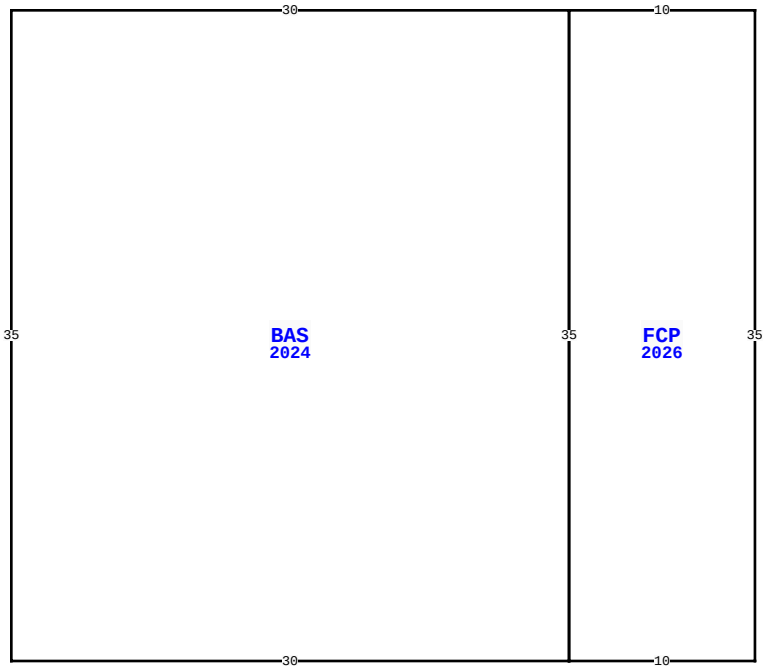
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2024	1,050	23,711
FCP	350	25	2026	88	1,987
TOTALS	1,400			1,138	25,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,138	60.9500	23.77	27,050	2020	2020	0	0	0	5.00	95.00

2 GARAGE RES 100% - 2025 Heated Area: 1050 HX Base Yr 2015



57620 SANDY OAKS LN, CALLAHAN

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1618/0383	4/17/2009	WD	U	V	12	1,658,000
GRANTOR: PINE GROVE DAIRY INC						
GRANTEE: G & H LAND ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S35 W30 N35 $
FCP=[YR=2026;ORIG=80,10] E10 S35 W10 N35 $
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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

REVIEW DATE 01/01/2023 BY CD Total Acres: 18.21 Total Land Value: 22,105 Market: 251,266 Agricultural: 7,505 Common: 14,600 PRINTED 07/09/2026 BY SYS