PT OF NE1/4 OF SW1/4 OF
SEC 19-2N-25E IN OR 28/609
(EX UTIL ESMT IN OR 283/357)

FORDE RESVERD THOMAS ESTATE/GEORGE FORDE
C/O GEORGE FORDE, 45061 SANDRA LANE
CALLAHAN, FL 32011

2026

19-2N-25-0000-0037-0000

BUILDING CHARACTERISTICS

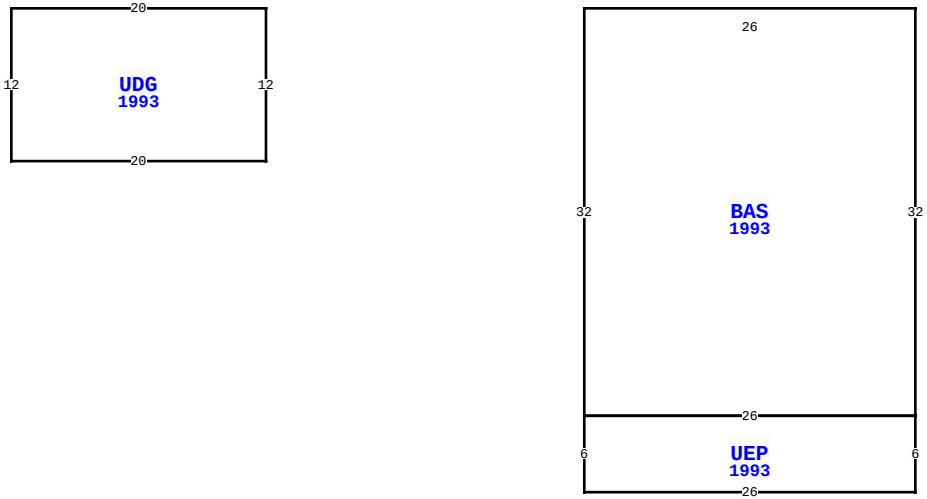
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	832	100	1993	832	33,254
UDG	240	55	1993	132	5,276
UEP	156	60	1993	94	3,757
TOTALS	1,228			1,058	42,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,058	72.5040	76.13	80,546	1940	1970	0	0	0	47.50	52.50

1 SINGLE FAM 33% - 2023 Heated Area: 832 HX Base Yr 2023



45061 SANDRA LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	42,287
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	70,287
SOH/AGL Deduction	2,763
ASSESSED VALUE	67,524
TOTAL EXEMPTION VALUE	HA HAB 20,432
BASE TAXABLE VALUE	47,092
TOTAL JUST VALUE	70,287
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	65,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0028/0609	10/01/1962	WD	Q	I	01	100

GRANTOR: FORDE ALTAMEASE F/K/A

GRANTEE: FORDE ALTAMEASE & R

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S32 UEP=[YR=1993] S6 E26 N6W26$ E26 N32$
PTR=W51 UDG=[YR=1993] W20 S12 E20N12$E51$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	33	0007	OR	0.00	0.00	0.28	AC		1.00	1.00	2.00	50,000.00	100,000.00	28,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.28 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS