

PT OF THE SE1/4 OF
SEC 35-2N-24E
IN OR 315/595 & OR 2378/1288

MILEY RAY D JR L/E/
PO BOX 992
CALLAHAN, FL 32011-0992

2026

35-2N-24-0000-0003-0000

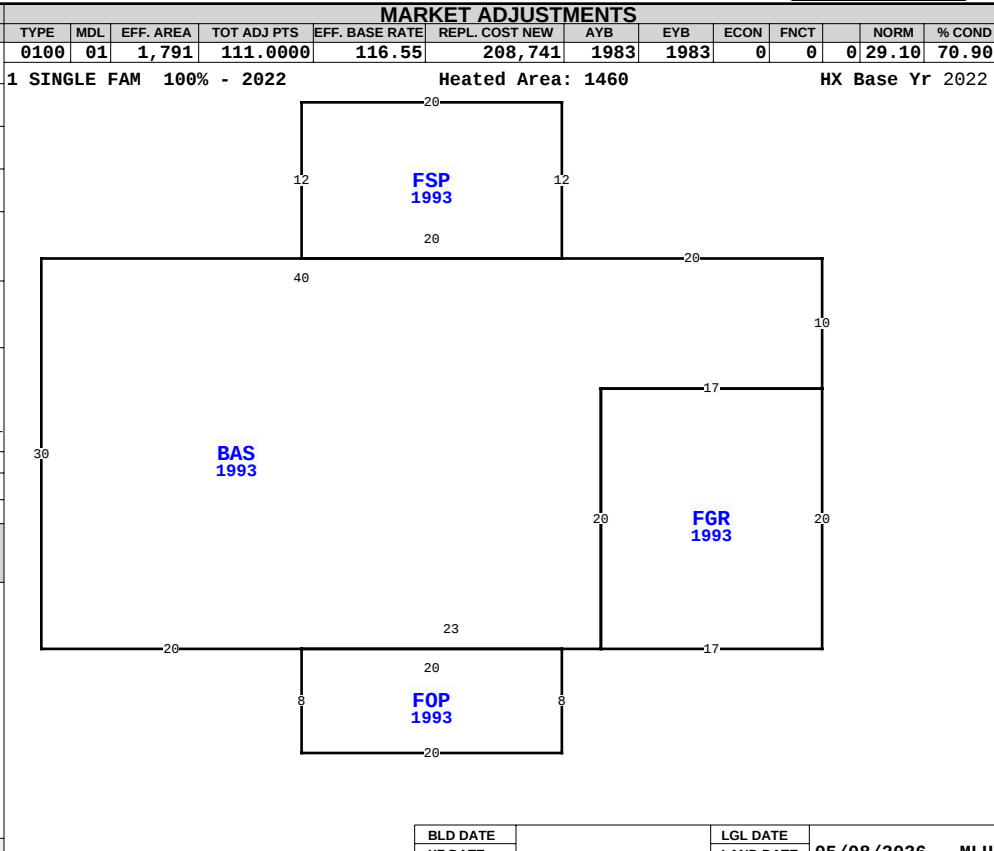


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,460	100	1993	1,460	120,646
FGR	340	55	1993	187	15,453
FOP	160	30	1993	48	3,966
FSP	240	40	1993	96	7,933
TOTALS	2,200			1,791	147,997

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0680	POLE SHED	0	100	0	0			10.00
2	0751	UOP	0	100	20	20			10.00



441169 SANDY FORD RD, CALLAHAN	BLD DATE	LGL DATE	05/08/2026	MLU
	XF DATE	LAND DATE	01/17/2025	KBA
	INC DATE	AG DATE		

LAND DESCRIPTION										TOTAL OB/XF										4,244	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	12.49	AC		1.00	1.00	1.00	13,000.00	13,000.00	162,370				
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	17.30	AC		1.00	1.00	1.00	515.00	515.00	8,910				
3	009530	C	POND	100		OR	0.00	0.00	0.70	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,750				
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.30	AC		1.00	1.00	1.00	13,000.00	13,000.00	224,900				
REVIEW DATE		01/01/2023		BY CD		Total Acres: 30.49			Total Land Value: 173,030				Market: 224,900			Agricultural: 8,910					

NASSAU COUNTY PROPERTY										PAGE 1 of 2										6
VALUATION SUMMARY										VALUATION BY										STANDARD
Tax Group: 6										Tax Dist:										
BUILDING MARKET VALUE										166,100										
TOTAL MARKET OB/XF VALUE										4,244										
TOTAL LAND VALUE - MARKET										389,020										
TOTAL MARKET VALUE										343,374										
SOH/AGL Deduction										151,662										
ASSESSED VALUE										191,712										
TOTAL EXEMPTION VALUE										51,411										
BASE TAXABLE VALUE										140,301										
TOTAL JUST VALUE										559,364										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										609,520										

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2578/0837	7/18/2022	LE	U	I	11	100	
GRANTOR:MILEY RAY D JR							
GRANTEE:MILEY BRENDA D							
2378/1288	7/23/2020	LE	U	I	11	100	
GRANTOR:MILEY RAY D							
GRANTEE:MILEY RAY D JR							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W20 FSP=[YR=1993] N12 W20 S12 E20 \$ W40 S30 E20 FOP=[YR=1993] S8 E20 N8 W20 \$ E23 FGR=[YR=1993] E17 N20 W17 S20 \$ N20 E17 N10 \$.									

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