PT SECS 35 & 36-T2N-24E
IN OR 2518/1902

WOLKING MARK
414 NW KNIGHTS AVE
LAKE CITY, FL 32055

2026

36-2N-24-0000-0009-0110

BUILDING CHARACTERISTICS

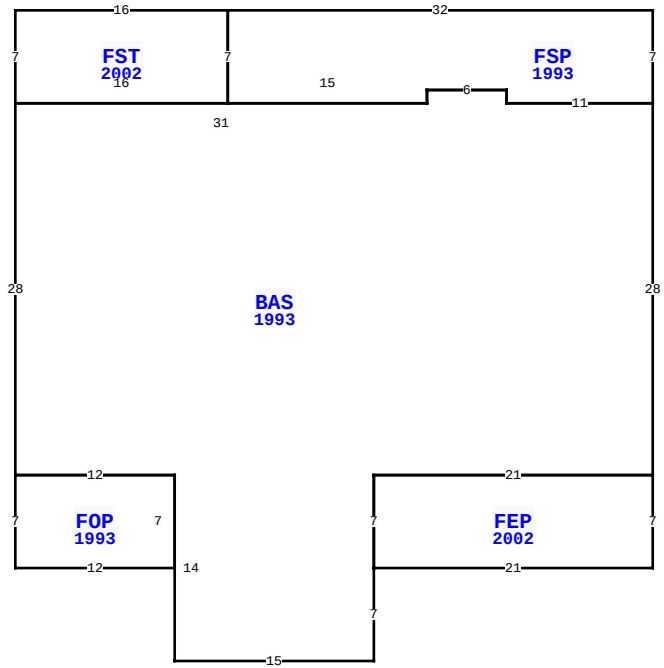
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	11	CLAY TILE 70
Interior Floo	09	PINE WOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,560	100	1993	1,560	121,193
FEP	147	80	2002	118	9,167
FOP	84	30	1993	25	1,943
FSP	218	40	1993	87	6,759
FST	112	55	2002	62	4,816
TOTALS	2,121			1,852	143,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,852	103.5272	108.70	201,312	1986	1986	0	0	0	28.53	71.47

1 SINGLE FAM 0% - 2026 Heated Area: 1560 HX Base Yr



441074 SANDY FORD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	143,878
TOTAL MARKET OB/XF VALUE	9,624
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	193,502
SOH/AGL Deduction	0
ASSESSED VALUE	193,502
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,502
TOTAL JUST VALUE	193,502
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,030

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21400	HURRICANE PANELS	3,953	05/01/2008
MH023827	MH MOVE-ON	0	05/01/2002
P025608	MH MOVE-ON	0	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1902	11/30/2021	WD	U	I	11	100
GRANTOR: BENNETT -DAVIS SARAH						
GRANTEE: WOLKING PAUL MARK						
1658/0371	1/14/2010	WD	U	I	11	100
GRANTOR: THOMSPON LEONARD & SA						
GRANTEE: EVANS JAMES R SR &						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W32 FST=[YR=2002] W16 S7 BAS=[YR=1993] S28 FOP=[YR=1993] S7 E12 N7 W12 $ E12 S14 E15 N7 FEP=[YR=2002] E21 N7 W21 S7 $ N7 E21 N28 W11 N1 W6 S1 W31 $ E16 N7 $ S7 E15 N1 E6 S1 E11 N7 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	
4	1242	WD DECK A	0	0	38	3	114.00	SF	10.00	10.00	100	2017	2017	3	70	798	
5	1242	WD DECK A	0	0	0	0	264.00	SF	10.00	10.00	100	2017	2017	3	70	1,848	
7	0510	GARAGE WD-	0	0	32	16	512.00	SF	35.00	35.00	100	2002	2002	3	28	5,018	

LAND DESCRIPTION

TOTAL OB/XF 9,624

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	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS