W1/2 OF LOT 63
CORNWALL SURVEY

KUTYLO RAFAL DANIEL & AMY VANAMAN
36263 VICTORY LN
CALLAHAN, FL 32011

2023

27-3N-24-2020-0063-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 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	01	Quality Level 01

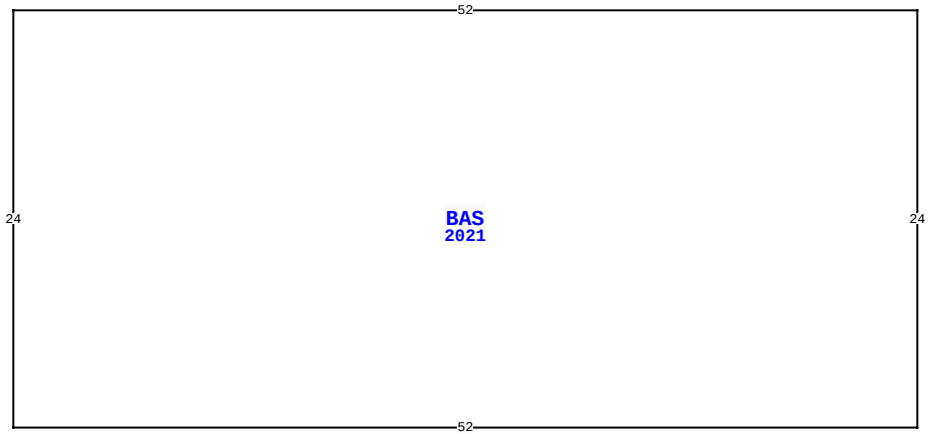
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	11,509
TOTALS	1,248		1,248	11,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,248	47.3000	30.74	38,364	1981	1981	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1248 HX Base Yr



36263 VICTORY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	11,509
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	106,509
SOH/AGL Deduction	0
ASSESSED VALUE	106,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	106,509
TOTAL JUST VALUE	106,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,350

T=2555 H=1825 G=431 P=299

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007463	NEW SFR	344,040	06/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2633/1150	4/25/2023	WD	U	I	11	100
GRANTOR: KUTYLO RAFAL DANIEL &						
GRANTEE: KUTYLO RAFAL DANIEL						
2547/0244	3/14/2022	WD	Q	V	01	120,000
GRANTOR: HENRY ANNETTE A						
GRANTEE: KUTYLO RAFAL DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W52 S24 E52 N24$.

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	000115	C	SFR ACRES	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 04/12/2022 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS