PT OF S1/2 OF SE1/4 E OF R/W
IN OR 2373/242
ESMTS OR 1118/200 & 318

SIMMONS SHIRLEY
46680 MIDDLE RD
CALLAHAN, FL 32011

2023

27-3N-25-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

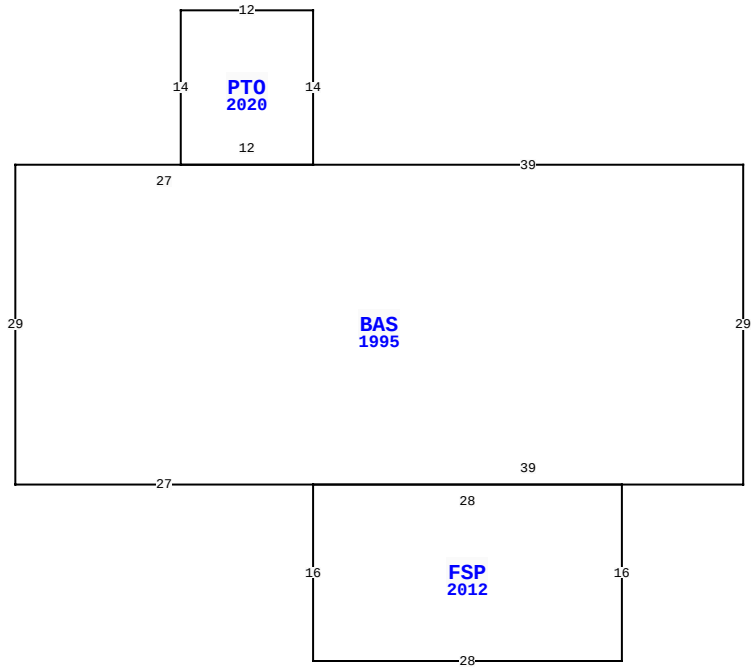
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1,914	239,345
FSP	448	40	179	22,384
PTO	168	5	8	1,000
TOTALS	2,530		2,101	262,729

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,101	126.1113	149.76	314,646	1995	2000	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2021 Heated Area: 1914 HX Base Yr 2021



46680 MIDDLE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		280,357
TOTAL MARKET OB/XF VALUE		4,839
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		355,196
SOH/AGL Deduction		103,772
ASSESSED VALUE		251,424
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		201,424
TOTAL JUST VALUE		355,196
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED
90477	NEW CONSTR	64,595	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2373/0242	7/02/2020	WD	Q	I	01	273,000
GRANTOR: STRYCHALSKI MICHAEL &						
GRANTEE: SIMMONS SHIRLEY						
1996/1272	8/11/2015	SW	U	I	12	145,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: STRYCHALSKI MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W39 PTO=[YR=2020] N14 W12 S14 E12$ W27 S29 E27
FSP=[YR=2012] S16 E28 N16 W28 $ E39 N29 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2004	2004	3	24	2,074	

LAND DESCRIPTION

TOTAL OB/XF 4,839

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	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 08/05/2020 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS

PT OF S1/2 OF SE1/4 E OF R/W
IN OR 2373/242
ESMTS OR 1118/200 & 318

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

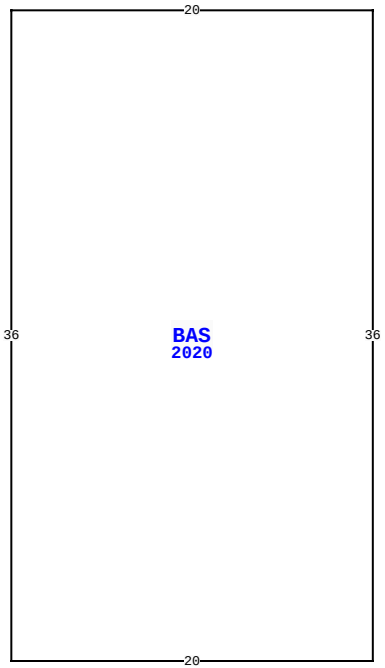
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	17,628
TOTALS	720		720	17,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	72.1050	25.24	18,173	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2021 Heated Area: 720 HX Base Yr 2021



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1996/1272	8/11/2015	SW	U	I	12	145,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: STRYCHALSKI MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W20 S36 E20 N36$.

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 08/05/2020 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS