IN OR 597/118 & OR 2216/751

KALEEL K MARK/SNYDER KATHY L REV LVG TRUST
1775 SHOREVIEW DRIVE WEST
JACKSONVILLE, FL 32218

2023

29-2N-25-0000-0053-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

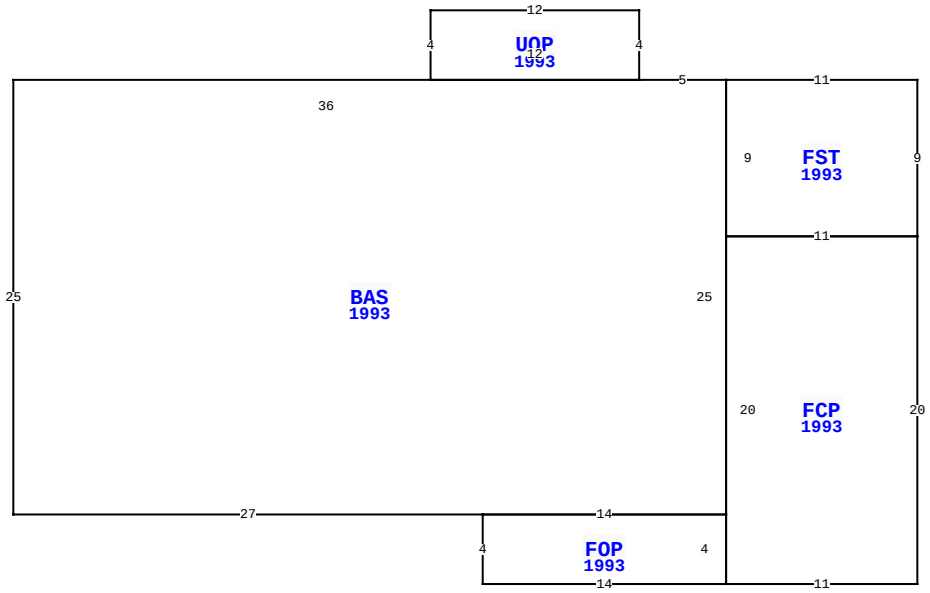
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1,025	81,428
FCP	220	25	55	4,369
FOP	56	30	17	1,350
FST	99	55	54	4,290
UOP	48	20	10	794
TOTALS	1,448		1,161	92,231

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,161	101.7600	91.84	106,626	1987	1995	0	0	0	13.50	86.50

1 SINGLE FAM – 0% - 0 Heated Area: 1025 HX Base Yr



45168 EWING PARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	92,231
TOTAL MARKET OB/XF VALUE	1,665
TOTAL LAND VALUE - MARKET	34,500
TOTAL MARKET VALUE	128,396
SOH/AGL Deduction	25,136
ASSESSED VALUE	103,260
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	103,260
TOTAL JUST VALUE	128,396
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4231	REPAIR/RRF	0	01/01/2019
2132	N/A	20,000	03/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0751	8/03/2018	TD	U	I	11	100

GRANTOR: KALEEL KATHY L N/K/A
GRANTEE: SNYDER KATHY LEWIS

0597/0118	5/11/1990	WD	Q	I		51,200

GRANTOR: GARDNER GRANT & C
GRANTEE: KALEEL K & KATHY

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W11 BAS=[YR=1993] W5 UOP=[YR=1993] N4 W12 S4 E12$ W36 S25 E27 FOP=[YR=1993] S4 E14 FCP=[YR=1993] E11 N20 W11 S20$ N4 W14$ E14 N25$ S9 E11 N9$.

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	0810	CONCRETE A	0	0	47	10	470.00	SF	6.50	6.50	100	1987	1987	3	54.5	1,665	

LAND DESCRIPTION

TOTAL OB/XF 1,665

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	SFR	0	0006		69.00	209.00	69.00	FF		1.00	1.00	1.00	500.00	500.00	34,500							

REVIEW DATE 08/07/2019 BY KB Total Acres: 0.00 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 08/02/2023 BY SYS