PT OF NE1/4 OF SEC 30-2N-25E
IN OR 1505/676
(EX ESMT PT OR 1671/1160)

SNYDER DANIEL L EST
1035 VILLAGE GREEN COURT
JACKSONVILLE, FL 32234

2023

30-2N-25-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

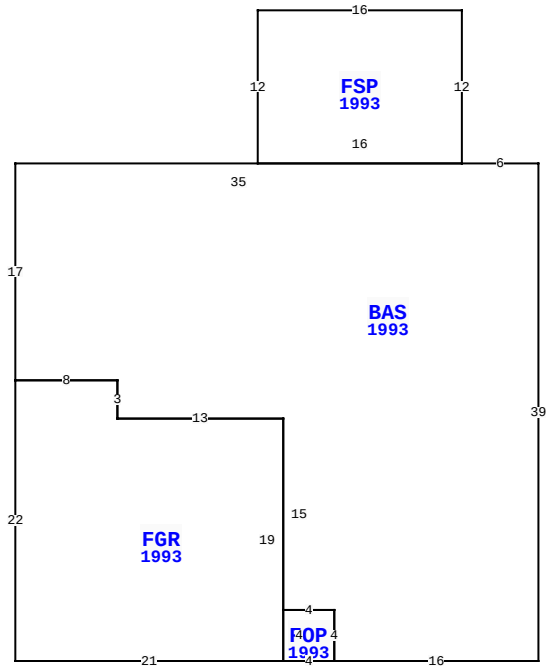
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,160	100	1,160	110,894
FGR	423	55	233	22,274
FOP	16	30	5	478
FSP	192	40	77	7,361
TOTALS	1,791		1,475	141,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,475	123.1650	111.16	163,961	1989	1994	0	0	0	14.00	86.00

1 SINGLE FAM – 0% - 0 Heated Area: 1160 HX Base Yr



45114 OAK TRL, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	141,006
TOTAL MARKET OB/XF VALUE	4,933
TOTAL LAND VALUE - MARKET	15,050
TOTAL MARKET VALUE	160,989
SOH/AGL Deduction	21,274
ASSESSED VALUE	139,715
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,715
TOTAL JUST VALUE	160,989
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	134,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1505/0676	6/12/2007	WD	Q	I		160,000
GRANTOR: HUNT LINDA & ISSAC L						
GRANTEE: SNYDER DANIEL L						
1156/0022	7/23/2003	WD	Q	I		115,000
GRANTOR: BROWNING DAVID JR & S						
GRANTEE: ROTH ISSAC & LINDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 FSP=[YR=1993] N12 W16 S12 E16 $W35 S17
FGR=[YR=1993] S22 E21 FOP=[YR=1993] E4 N4 W4 S4 $ N19 W13 N3
W8 $ E8 S3 E13 S15 E4 S4 E16 N39 $.

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	1989	1989	3	68	2,380	
2	0811	CONCRETE B	0	0	0	0	825.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,553	

LAND DESCRIPTION

TOTAL OB/XF 4,933

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			107.00	164.00	0.43	AC		1.00	1.00	1.00	35,000.00	35,000.00	15,050							

REVIEW DATE 05/05/2020 BY KBA Total Acres: 0.43 Total Land Value: 15,050 Market: 0 Agricultural: 0 Common: 15,050 PRINTED 08/02/2023 BY SYS