

PT OF GOVT LOT 1
IN OR 2187/496
EX R/W OR 723/724

TULLY JOHN & NICKI
36730 DYAL ROAD
CALLAHAN, FL 32011

2023

36-3N-24-0000-0008-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

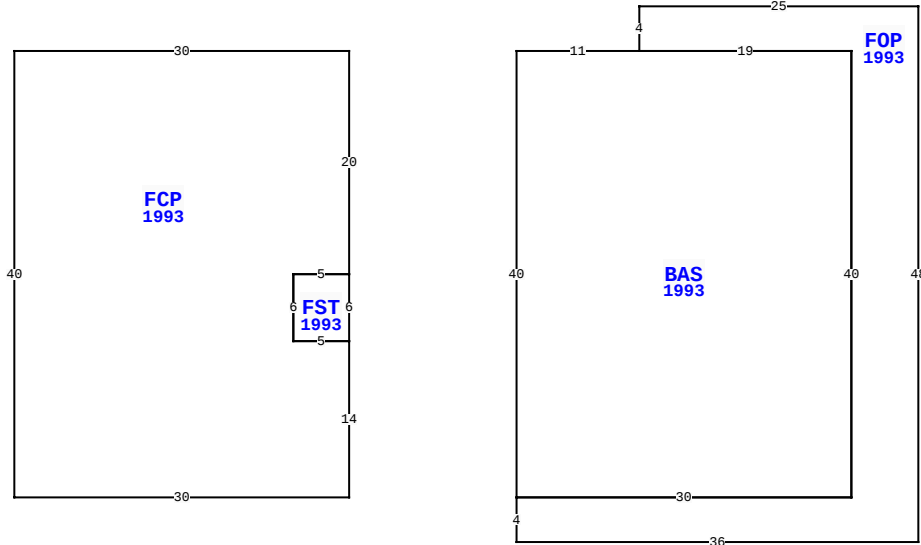
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	1,200	127,715
FCP	1,170	25	292	31,077
FOP	484	30	145	15,432
FST	30	55	16	1,703

TOTALS	2,884	1,653	175,927
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0812	CONCRETE C	0 100	63	16	1,008.00	SF	4.00	4.00	100	1969
4	0681	POLE SHED	0 100	20	15	300.00	SF	15.00	15.00	100	1984
5	0680	POLE SHED	0 100	16	16	256.00	SF	10.00	10.00	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.92	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,653	139.1500	125.58	207,584	1979	1990	0	0	0 15.25	84.75
2 SINGLE FAM - 100% - 2019						Heated Area: 1200			HX Base Yr 2019		



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		175,927	
TOTAL MARKET OB/XF VALUE		2,259	
TOTAL LAND VALUE - MARKET		123,000	
TOTAL MARKET VALUE		301,186	
SOH/AGL Deduction		113,372	
ASSESSED VALUE		187,814	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		137,814	
TOTAL JUST VALUE		301,186	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		236,426	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002827	REPAIR/RRF	7,475	04/10/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2187/0496	3/30/2018	WD	Q	I	02	189,000
GRANTOR: HEALEY JOANNE M						
GRANTEE: TULLY JOHN & NICKI						
0866/0101	2/05/1999	WD	U	I	01	100
GRANTOR: HEALEY WILLIAM R						
GRANTEE: HEALEY WILLIAM R &						

BUILDING NOTES						
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BUILDING DIMENSIONS						
FCP=[YR=1993] W30 S40 E30 N14 FST=[YR=1993] N6 W5 S6 E5 \$ W5 N6 E5 N20 \$ PTR= E15 BAS=[YR=1993] E11 FOP=[YR=1993] N4 E25 S48 W36 N4 E30 N40 W19 \$ E19 S40 W30 N40 \$ W15 \$.						

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.92	AC	1.00