

PT LOT 2 OF FLORIDA LAND
SYNDICATE SUB PBK 0/42 & PT
WILLIAM GIBSON GRANT

SYBELMIK DANIEL T & TAMMIE J
54089 HUNTER RD
CALLAHAN, FL 32011

2023

37-1N-25-0000-0020-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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
BUD8 Adjustme	06	DIST 1D 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100	1,316	31,308
FEP	192	85	163	3,878
FEP	532	85	452	10,753
FSP	112	60	67	1,594
UOP	64	25	16	381
UST	138	55	76	1,808

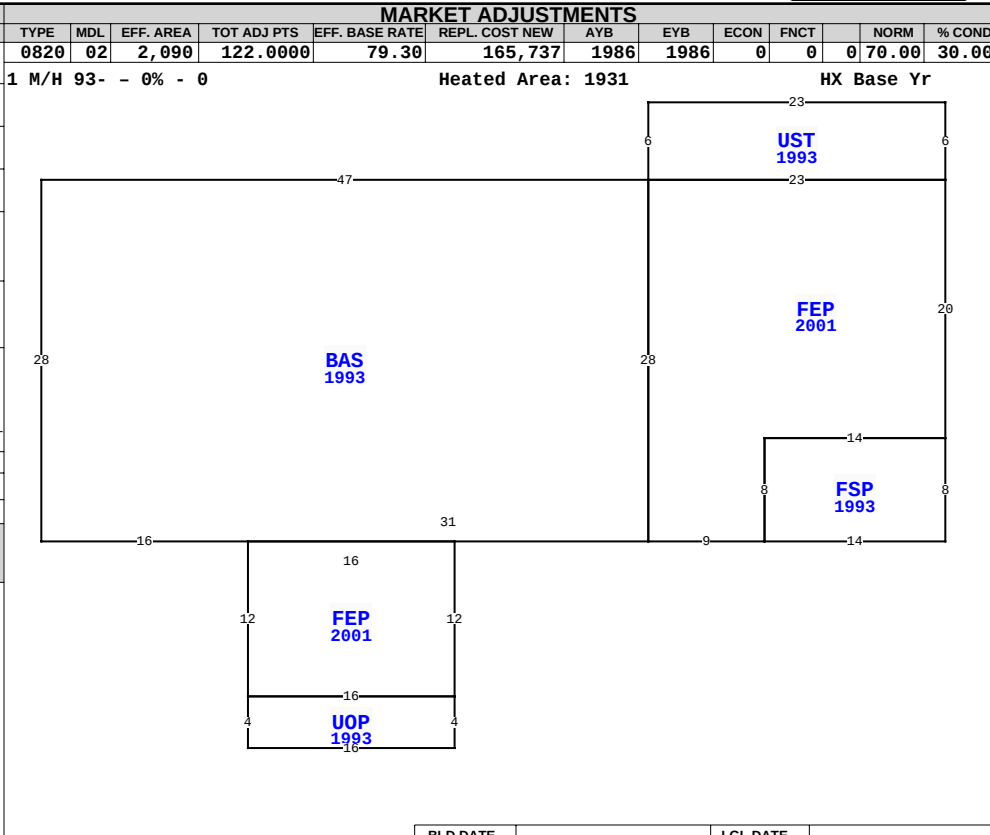
TOTALS	2,354		2,090	49,721
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EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	NOTES
2	0940	SHEDS/PORT	0	
3	0504	FP-ELECTRI	0	
4	1242	WD DECK A	0	
5	0350	CARPORT WD	0	

LAND DESCRIPTION				
L N	USE CODE	CLS	LAND USE DESCRIPTION	NOTES
1	000102	C	SFR/MH	

REVIEW DATE	06/16/2017	BY	KBX
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54111 HUNTER RD, CALLAHAN

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

TOTAL OB/XF															3,159
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00

Total Acres: 1.00	Total Land Value: 35,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1	6
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VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		49,721
TOTAL MARKET OB/XF VALUE		3,159
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		87,880
SOH/AGL Deduction		20,252
ASSESSED VALUE		67,628
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		67,628
TOTAL JUST VALUE		87,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2226/1243	9/26/2018	QC	U	I	11	67,500			

GRANTOR: MIKEL EDNA M & TAMITH

GRANTEE: SYBELMIK DANIEL T &

2127/0064 6/06/2017 WD Q I 01 52,000

GRANTOR: SPIVEY JOHNNY R & DEN

GRANTEE: MIKEL EDNA M & TAMI