IN OR 685 PG 1675

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

2023

37-1N-25-0000-0020-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

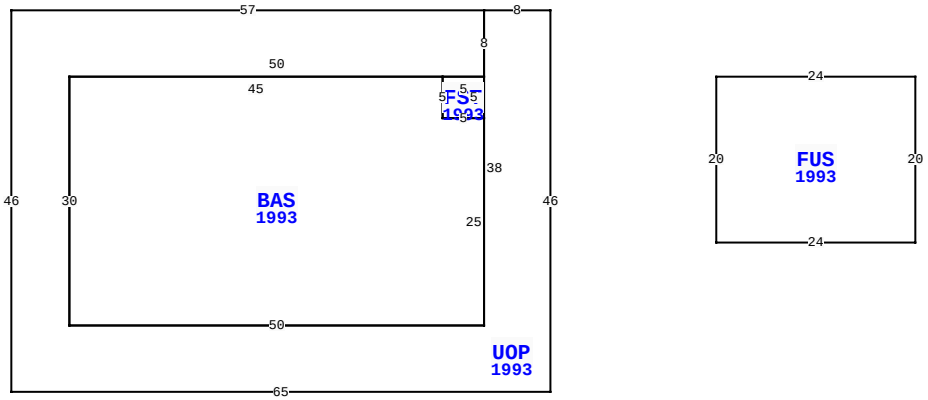
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100	1,475	123,432
FST	25	55	14	1,171
FUS	480	100	480	40,168
UOP	1,490	20	298	24,937
TOTALS	3,470		2,267	189,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,267	82.9080	98.45	223,186	1990	1990	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 0 Heated Area: 1955 HX Base Yr



54089 HUNTER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		189,708
TOTAL MARKET OB/XF VALUE		13,404
TOTAL LAND VALUE - MARKET		74,900
TOTAL MARKET VALUE		278,012
SOH/AGL Deduction		147,329
ASSESSED VALUE		130,683
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,683
TOTAL JUST VALUE		278,012
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6224	NEW CONSTR	71,360	01/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0685/1675	8/02/1993	WD	Q	I		136,500
GRANTOR: BALDWIN PHILIP & B L						
GRANTEE: SYBELNIK DANIEL & T						
0571/0970	6/05/1989	WD	Q	V		14,200
GRANTOR: EDMONDS ROBT & J R						
GRANTEE: BALDWIN PHILLIP & B						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W5 BAS=[YR=1993] W45 S30 E50 N25 W5 N5$ S5 E5 N5$UOP=[YR=1993] N8 W57 S46 E65 N46 W8 S38 W50 N30 E50$ PTR=E28 FUS=[YR=1993] E24 S20 W24 N20$ W28$.

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	1990	1990	3	70	2,450	
2	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	1990	1990	3	20	3,360	
3	0812	CONCRETE C	0	100	0	0	2,393.00	SF	4.00	4.00	100	1990	1990	3	62	5,935	
4	0830	FLAGSTONE	0	100	0	0	216.00	SF	12.00	12.00	100	1991	1991	3	64	1,659	

LAND DESCRIPTION

TOTAL OB/XF 13,404

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	0005	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,900							

REVIEW DATE 06/16/2017 BY KBX Total Acres: 2.14 Total Land Value: 74,900 Market: 0 Agricultural: 0 Common: 74,900 PRINTED 08/02/2023 BY SYS