LOT 12
IN OR 2501/426
NASSAU VILLAGE 1 UNR

HIGHSMITH AARON D & HANNAH M
54126 SNYDER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 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	06	Quality Level 06

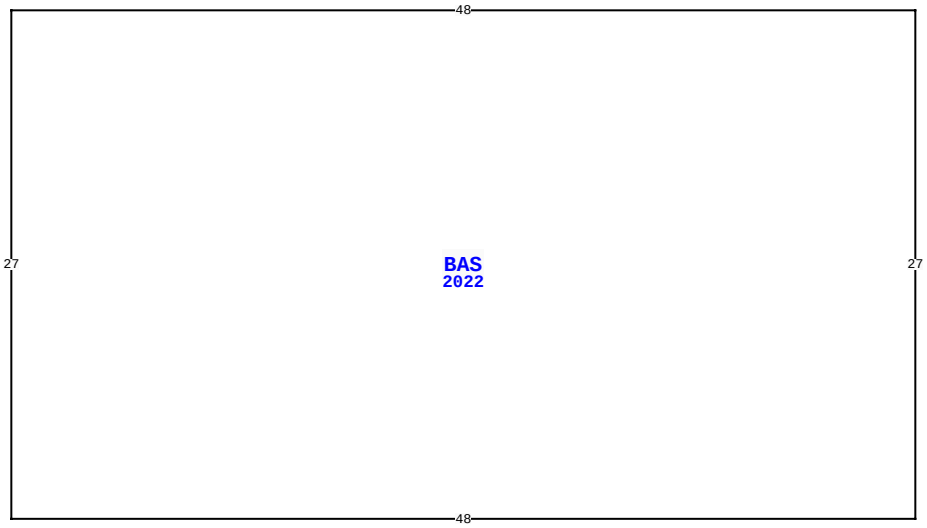
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	136,605
TOTALS	1,296		1,296	136,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	152.1000	106.47	137,985	2022	2022	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2023 Heated Area: 1296 HX Base Yr 2023



54126 SNYDER 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		136,605
TOTAL MARKET OB/XF VALUE		4,432
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		186,037
SOH/AGL Deduction		0
ASSESSED VALUE		186,037
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,037
TOTAL JUST VALUE		186,037
NCON VALUE		136,605
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH-16484	CO ISSUED	0	01/25/2022
MH-16484	MH MOVE-ON	0	11/29/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0426	8/02/2021	QC	U	I	11	100
GRANTOR: WIESENDANGER CONNIE L						
GRANTEE: HIGHSMITH AARON D &						
2485/1294	8/02/2021	QC	U	I	11	100
GRANTOR: WIESENDANGER CONNIE L						
GRANTEE: HIGHSMITH AARON D &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W48 S27 E48 N27$.

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
2	0940	SHEDS/PORT	0	100	15	12	180.00	SF	20.10	20.10	100	1980	1980	3	20	724	
4	0351	CARPORT MT	0	100	20	20	400.00	SF	3.50	3.50	100	2000	2000	3	20	280	
5	0681	POLE SHED	0	100	8	15	120.00	SF	15.00	15.00	100	1997	1997	3	26	468	
6	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2015	2015	3	74	2,960	

LAND DESCRIPTION

TOTAL OB/XF 4,432

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	000102	C	SFR/MH	100	0006	RM	130.00	348.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/08/2022 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS