

LOT 14
IN OR 1719/427
NASSAU VILLAGE #1 UNR

COLLEY DOUGLAS & DAWN
54178 SNYDER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0014-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	30	VINYL 70	0100	01	1,998	112.5726	101.60	202,997	2007	2007	0	0	8.28	91.72	VALUATION BY STANDARD														
Exterior Wall	20	FACE BRICK 30	1 SINGLE FAM - 100% - 2018												Heated Area: 1732														
Roof Structure	03	GABLE/HIP 100													HX Base Yr 2018														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	12	HARDWOOD 50																											
Interior Floor	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																											
Occupancy	00	NONE 100																											
Quality	04	Quality Level 04																											
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	1,732	100	1,732	161,401																									
FGR	400	55	220	20,501																									
FOP	136	30	41	3,821																									
PTO	100	5	5	466																									
TOTALS	2,368		1,998	186,189																									
EXTRA FEATURES															54178 SNYDER RD, CALLAHAN														
L N	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	0812	CONCRETE C	0	100	0	0	1,094.00	SF	4.00	4.00	100	2007	2007	3	89	3,895													
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220													
TOTAL OB/XF 7,115																													
LAND DESCRIPTION																													
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	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	SFR	100	0006	RM	130.00	348.00	1.00	LT		1.00	1.00	0.95	45,000.00	42,750.00	42,750												
REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 42,750 Market: 0 Agricultural: 0 Common: 42,750 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1719/0427	1/07/2011	WD	Q	I	02	150,000

GRANTOR: BEASLEY BRIAN & HEATH

GRANTEE: COLLEY DOUGLAS & DA

1543/0039	12/27/2007	WD	Q	I		210,000
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GRANTOR: EMPIRE TERM COMPANY

GRANTEE: BEASLEY BRIAN & HEA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W33 PTO=[YR=2007] N10 W10 S10 E10\$ W21 S22
FGR=[YR=2007] S20 E20 FOP=[YR=2007] E14 N8 W8 N4 W6 S12\$
N20 W20\$ E20 S8 E6 S4 E8 S8 E20 N42\$.