LOT 16
IN OR 2596/834
NASSAU VILLAGE 1 UNR

BROWARD RACHEL
54193 SNYDER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0016-0000

BUILDING CHARACTERISTICS

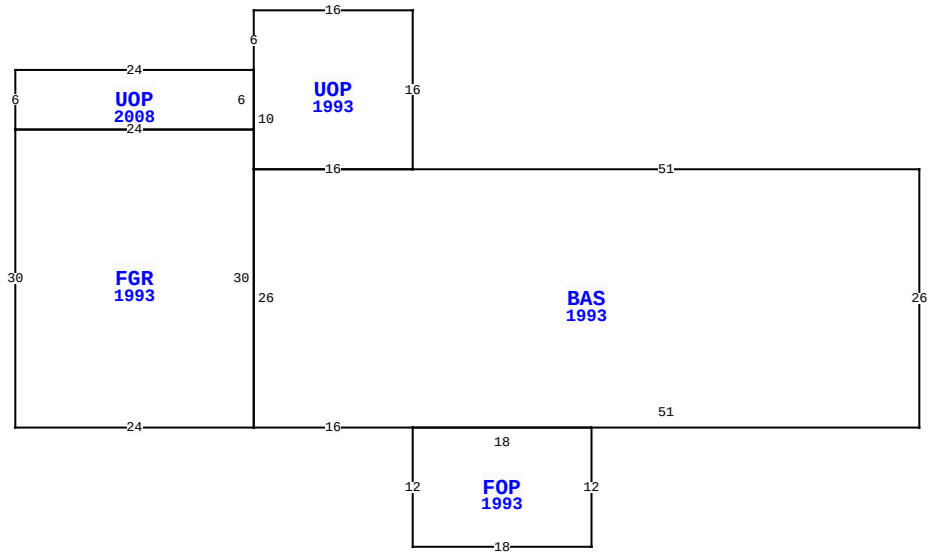
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,742	100	1,742	137,620
FGR	720	55	396	31,285
FOP	216	30	65	5,135
UOP	256	20	51	4,029
UOP	144	20	29	2,291
TOTALS	3,078		2,283	180,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,283	106.4280	96.05	219,282	1973	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1742 HX Base Yr 2023



54193 SNYDER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,359
TOTAL MARKET OB/XF VALUE		8,147
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		233,506
SOH/AGL Deduction		30,196
ASSESSED VALUE		203,310
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,310
TOTAL JUST VALUE		233,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008093	REPAIR/RRF	12,000	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2596/0834	10/07/2022	SW	Q	I	02	365,000
GRANTOR: TEN POINTS HOLDINGS L						
GRANTEE: BROWARD RACHEL						
2559/1246	4/25/2022	WD	Q	I	01	233,800
GRANTOR: PADGETT BETTY J						
GRANTEE: TEN POINTS HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 UOP=[YR=1993] N16 W16 S6 UOP=[YR=2008] W24 S6 FGR=[YR=1993] S30 E24 N30 W24$ E24 N6$ S10 E16$ W16 S26 E16 FOP=[YR=1993] S12 E18 N12 W18$ E51 N26$.

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	0812	CONCRETE C	0	100	0	0	2,955.00	SF	4.00	4.00	100	1984	1984	3	47	5,555	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1980	1980	3	20	1,728	
4	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 8,147

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	000100	C	SFR	100	0006	RM	196.00	241.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS