LOTS 17 & 18
IN OR 332 PGS 261 & 263
NASSAU VILLAGE 1 UNR

SMITH BARBARA J
54159 SNYDER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

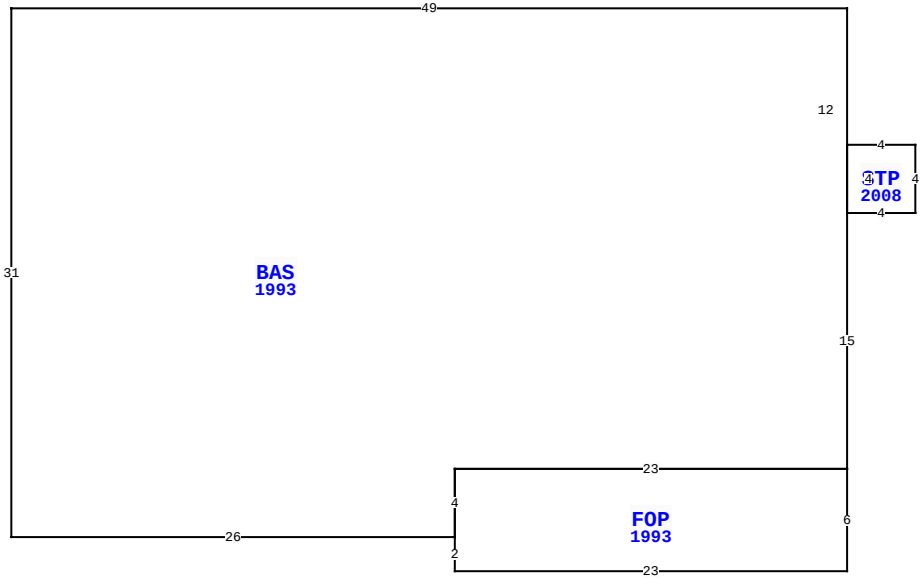
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,427	100	1,427	132,908
FOP	138	30	41	3,819
STP	16	10	2	187
TOTALS	1,581		1,470	136,913

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,470	138.3426	124.85	183,530	1984	1989	0	0	0	25.40	74.60

1 SINGLE FAM – 100% - 0 Heated Area: 1427 HX Base Yr



54159 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		136,913
TOTAL MARKET OB/XF VALUE		3,669
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		230,582
SOH/AGL Deduction		124,339
ASSESSED VALUE		106,243
TOTAL EXEMPTION VALUE	HX HB WX SL	106,243
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		230,582
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0332/0201	3/01/1981	WD	U	V		2,900
GRANTOR:						
GRANTEE:						
0121/0356	1/01/1972	CD	Q	V		2,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S31 E26 FOP=[YR=1993] S2 E23 N6 W23 S4$ N4 E23 N15 STP=[YR=2008] E4 N4 W4 S4$ N12$.

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
4	0810	CONCRETE A	0	100	0	0	784.00	SF	6.50	6.50	100	1995	1995	3	72	3,669	

LAND DESCRIPTION

TOTAL OB/XF 3,669

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	250.00	350.00	2.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	90,000							

REVIEW DATE 08/04/2021 BY KBA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/02/2023 BY SYS