LOT 19
IN OR 2319/1688
NASSAU VILLAGE 1 UNR

MARTIN DAWN MICHELE
54129 SNYDER RD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0019-0000

BUILDING CHARACTERISTICS

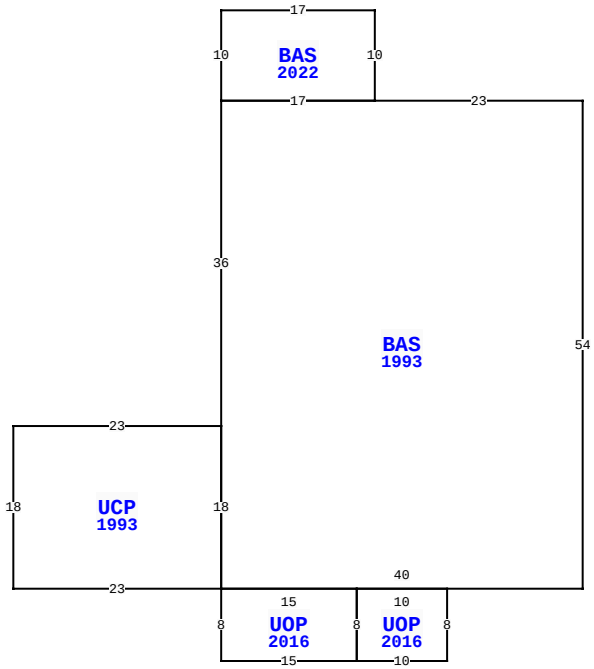
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	30	VINYL 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 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	2,160	100	2,160	233,214
BAS	170	100	170	18,355
UCP	414	20	83	8,961
UOP	80	20	16	1,728
UOP	120	20	24	2,591
TOTALS	2,944		2,453	264,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,453	96.6720	114.80	281,604	1976	2010	0	0	0	5.95	94.05

1 SNGL FAM – 100% - 2020 Heated Area: 2330 HX Base Yr 2020



54129 SNYDER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		280,471
TOTAL MARKET OB/XF VALUE		4,795
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		330,266
SOH/AGL Deduction		217,041
ASSESSED VALUE		113,225
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,225
TOTAL JUST VALUE		330,266
NCON VALUE		24,493
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005329	ELEC OTHER	16,000	04/06/2022
22003752	ADDITION	25,512	03/09/2022
20000282	GARAGE	16,000	01/10/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/1688	11/08/2019	WD	Q	I	01	235,000
GRANTOR: WATERS TAMMI						
GRANTEE: MARTIN DAWN MICHELE						
2068/1821	8/22/2016	SW	U	I	18	60,900
GRANTOR: US DEPRATMENT OF HOUS						
GRANTEE: WATERS TAMMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W23 BAS=[YR=2022] N10 W17 S10 E17$ W17 S36
UCP=[YR=1993] W23 S18 E23 UOP=[YR=2016] S8 E15
UOP=[YR=2016] E10 N8 W10 S8 $ N8 W15 $ N18 $ S18 E40 N54 $.

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	0812	CONCRETE C	0	100	150	10	1,500.00	SF	3.20	3.20	100	1985	1985	3	49.5	2,376	
6	0510	GARAGE WD-	0	100	18	16	288.00	SF	35.00	35.00	100	1995	1995	3	24	2,419	

LAND DESCRIPTION

TOTAL OB/XF 4,795

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	125.00	350.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 12/20/2022 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

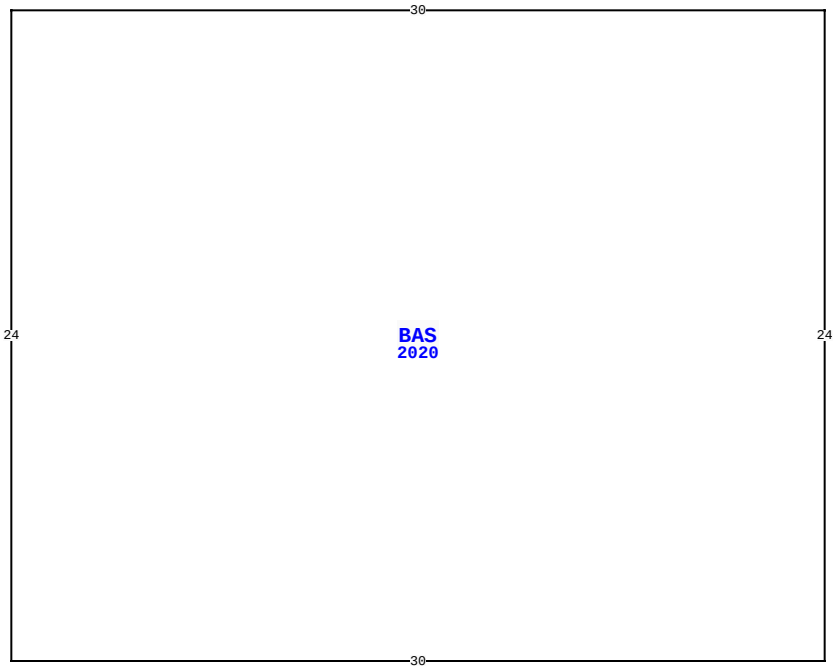
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	15,622
TOTALS	720		720	15,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	22.14	15,941	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2020 Heated Area: 720 HX Base Yr 2020



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GRANTOR: US DEPRATMENT OF HOUS						
GRANTEE: WATERS TAMMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W30 S24 E30 N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/20/2022 BY KW Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS