LOT 21
IN OR 2271/1479
NASSAU VILLAGE 1 UNR

LYNCH CHRISTOPHER & RAVEN NICOLE
54075 SNYDER RD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0021-0000

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	08	SHT VINYL 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

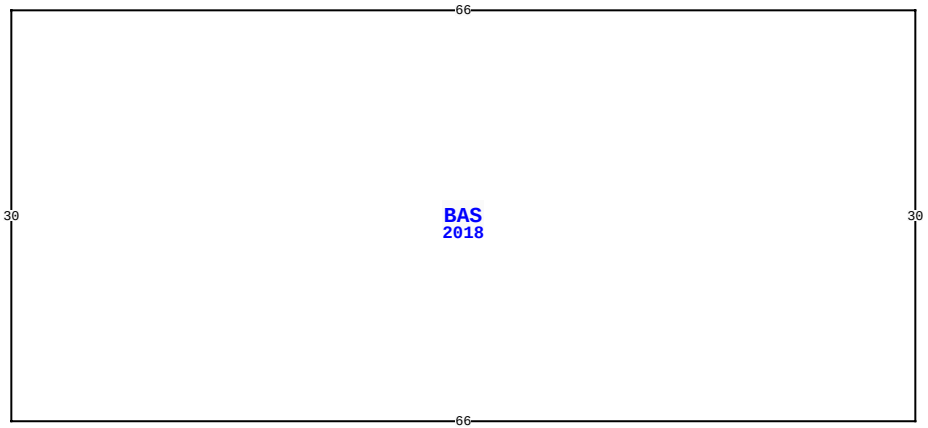
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,980	100	1,980	121,225
TOTALS	1,980		1,980	121,225

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	150.8000	105.56	209,009	2000	2005	0	0	0	42.00	58.00

1 M/H 94+ – 100% - 2022 Heated Area: 1980 HX Base Yr 2022



54075 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		121,225
TOTAL MARKET OB/XF VALUE		3,472
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		169,697
SOH/AGL Deduction		29,527
ASSESSED VALUE		140,170
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		90,170
TOTAL JUST VALUE		169,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18012333	CO ISSUED	0	12/19/2018
18012333	MH MOVE-ON	0	12/01/2018
18003453	DEMOLITION	400	05/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2271/1479	4/30/2019	WD	Q	I	01	145,000
GRANTOR: MURPHY RONALD J & SHA						
GRANTEE: LYNCH CHRISTOPHER &						
2172/1921	1/29/2018	QC	U	I	11	100
GRANTOR: LEE CATHY F &						
GRANTEE: MURPHY RONALD J & S						

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	0940	SHEDS/PORT	0	100	28	12	336.00	SF	30.00	30.00	100	1970	1970	3	20	2,016	
2	0350	CARPORT WD	0	100	28	20	560.00	SF	13.00	13.00	100	1973	1973	3	20	1,456	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W66 S30 E66 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,472

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

REVIEW DATE 11/16/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS