LOT 23
IN OR 1280/205
NASSAU VILLAGE 1 UNR

KYSAR DANIEL
54023 SNYDER ROAD
CALLAHAN, FL 32011

2023

37-1N-25-299A-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

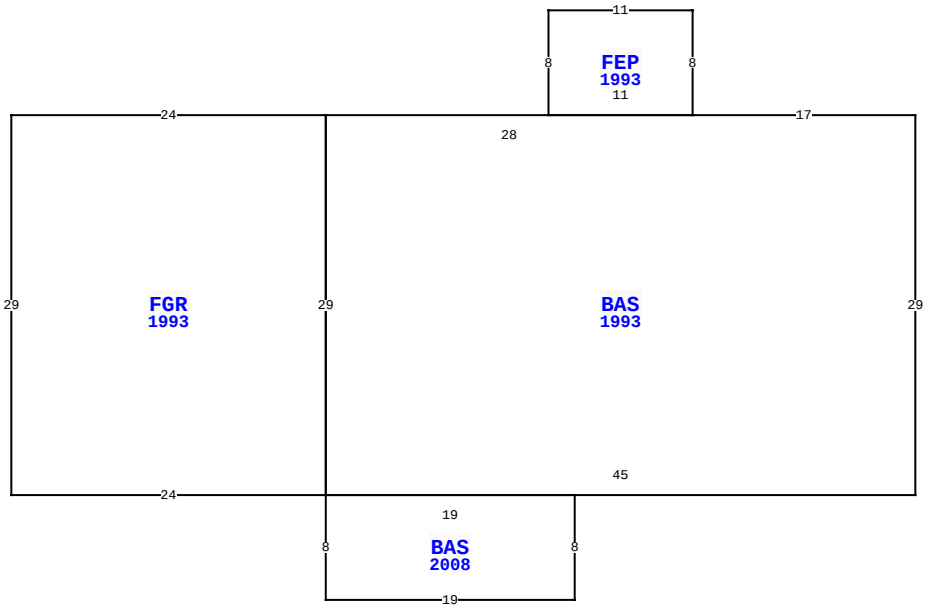
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,305	100	1,305	99,554
BAS	152	100	152	11,595
FEP	88	80	70	5,340
FGR	696	55	383	29,217
TOTALS	2,241		1,910	145,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,910	122.5000	110.56	211,170	1978	1980	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 0 Heated Area: 1457 HX Base Yr



54023 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		145,707
TOTAL MARKET OB/XF VALUE		13,564
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		204,271
SOH/AGL Deduction		89,010
ASSESSED VALUE		115,261
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		65,261
TOTAL JUST VALUE		204,271
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1280/0205	12/10/2004	QC	U	I	01	65,300
GRANTOR: KYSAR JANICE M						
GRANTEE: KYSAR JANICE M & DA						
0705/0662	5/24/1994	PR	U	I	01	100
GRANTOR: KYSAR JANICE M P/R						
GRANTEE: KYSAR JANICE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FEP=[YR=1993] N8 W11 S8 E11$ W28
FGR=[YR=1993] W24 S29 E24 BAS=[YR=2008] S8 E19 N8 W19$ N29$
S29 E45 N29$.

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	16	20	320.00	SF	20.10	20.10	100	1980	1980	3	20	1,286	
2	0681	POLE SHED	0	100	0	0	700.00	SF	15.00	15.00	100	1980	1980	3	20	2,100	
3	0810	CONCRETE A	0	100	7	24	168.00	SF	6.50	6.50	100	1980	1980	3	35	382	
4	0811	CONCRETE B	0	100	0	0	2,333.00	SF	5.20	5.20	100	1995	1995	3	72	8,735	
5	0940	SHEDS/PORT	0	100	24	11	264.00	SF	20.10	20.10	100	1995	1995	3	20	1,061	

LAND DESCRIPTION

TOTAL OB/XF 13,564

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	202.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2018 BY KBX Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS