LOT 37
IN OR 902/381
R787696 & R787697

EBY TERRY & MARILYN
45113 SNICKERS TRAIL
CALLAHAN, FL 32011

2023

37-1N-25-299C-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

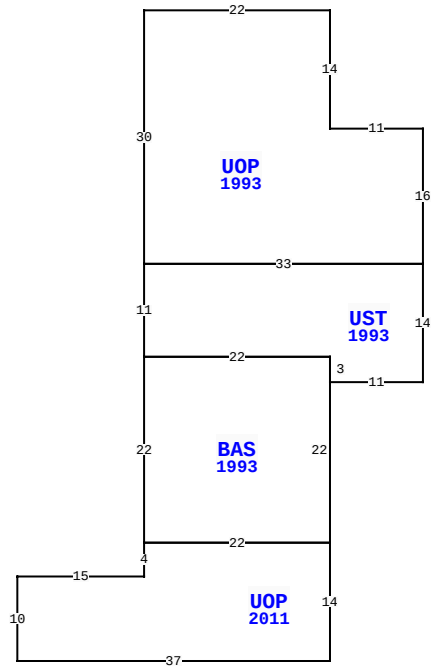
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100	484	4,606
UOP	836	20	167	1,589
UOP	458	20	92	876
UST	396	45	178	1,694
TOTALS	2,174		921	8,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	921	54.3780	19.03	17,527	1973	1973	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 484 HX Base Yr



54520 JONAS DR, 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	8,764
TOTAL MARKET OB/XF VALUE	8,076
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	52,840
SOH/AGL Deduction	10,449
ASSESSED VALUE	42,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,391
TOTAL JUST VALUE	52,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2217656	DEMOLITION	0	11/30/2022
R2217658	REPAIR/RRF	500	11/30/2022
B25217	DEMOLITION	1,500	10/01/2011
8128	REPAIR/RRF	2,650	06/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0902/0381	10/05/1999	QC	Q	I		52,000
GRANTOR: BURBECK ROBERT T & DO						
GRANTEE: EBY TERRY & MARILYN						
0424/0363	6/01/1984	WD	U	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W11 N14 W22 S30 UST=[YR=1993] S11 BAS=[YR=1993] S22 UOP=[YR=2011] S4 W15 S10 E37 N14 W22 $ E22 N22 W22$ E22 S3 E11 N14 W33$ E33 N16$.

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	0350	CARPORT WD	0	0	37	13	481.00	SF	13.00	13.00	100	1990	1990	3	20	1,251	
3	0812	CONCRETE C	0	0	0	0	3,447.00	SF	4.00	4.00	100	1985	1985	3	49.5	6,825	

LAND DESCRIPTION

TOTAL OB/XF 8,076

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	0	0006	RM	125.00	502.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00	36,000							

REVIEW DATE 04/05/2023 BY KW Total Acres: 0.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 08/02/2023 BY SYS