

PAR 2-1 IN SEC 38 &
PAR 2-1 IN SEC 2
IN OR 2053/118

HEARN DAVID H & MIRANDA C
36365 DYAL RD
CALLAHAN, FL 32011

2023

38-2N-24-0000-0002-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																	
Exterior Wall	12	CEDAR 100	0900	01	1,901	102.4884	121.70	231,352	1962	2008	0	0	0	7.00	93.00	VALUATION BY STANDARD																
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2017										Heated Area: 1872										HX Base Yr 2017									
Roof Cover	12	MODULAR MT 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floo	13	LVT/LAMMT 80																														
Interior Floo	11	CLAY TILE 20																														
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			01	Quality Level 01																												
DOR CODE			0100 SINGLE FAMILY																													
MAP NUM			MKT AREA												08																	
NEIGHBORHOOD/LOC			8001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	1,188	100	1,188	134,459																												
BAS	96	100	96	10,865																												
BAS	528	100	528	59,760																												
BAS	60	100	60	6,791																												
FOP	96	30	29	3,282																												
TOTALS			1,968	1,901	215,157																											
EXTRA FEATURES			36365 DYAL RD, CALLAHAN																													
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																
1	0680	POLE SHED	0 100	38	20	760.00	SF	10.00	10.00	100	1980	1980	3	20	1,520																	
2	0680	POLE SHED	0 100	0	0	200.00	SF	10.00	10.00	100	1980	1980	3	20	400																	
5	0681	POLE SHED	0 100	41	10	410.00	SF	15.00	15.00	100	1983	1983	3	20	1,230																	
9	0810	CONCRETE A	0 100	22	9	198.00	SF	6.50	6.50	100	1985	1985	3	49.5	637																	
LAND DESCRIPTION			TOTAL OB/XF 3,787																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.14	AC		1.00	1.00	1.00	18,000.00	18,000.00	56,520															
REVIEW DATE 07/21/2021 BY TWA Total Acres: 3.14 Total Land Value: 56,520 Market: 0 Agricultural: 0 Common: 56,520 PRINTED 08/02/2023 BY SYS																																