IN OR 2463/30 & OR 2440/1164 &
OR 2463/28

EVERLY RYAN DAVID
36579 DYAL RD
CALLAHAN, FL 32011

2023

38-3N-24-0000-0004-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

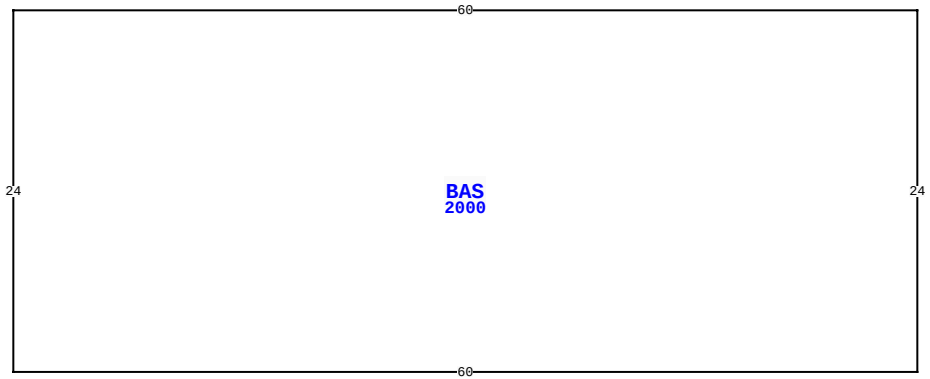
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100	1,440	76,745
TOTALS	1,440		1,440	76,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,440	135.9600	95.17	137,045	1999	2004	0	0	0	44.00	56.00

1 M/H 94+ – 0% - 0 Heated Area: 1440 HX Base Yr



36579 DYAL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,745
TOTAL MARKET OB/XF VALUE	4,563
TOTAL LAND VALUE - MARKET	83,100
TOTAL MARKET VALUE	164,408
SOH/AGL Deduction	21,091
ASSESSED VALUE	143,317
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,317
TOTAL JUST VALUE	164,408
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	130,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003120	MH MOVE-ON	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2463/1892	5/21/2021	FJ	U	I	11	0
GRANTOR: EVERLY ROBERT LEE EST						
GRANTEE: EVERLY RYAN DAVID E						
2463/0030	4/06/2021	QC	U	I	11	100
GRANTOR: EVERLY ROBERT W						
GRANTEE: EVERLY RYAN DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W60 S24 E60 N24 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0940	SHEDS/PORT	0	0	24	12	288.00	SF	19.50	19.50	100	1970	1970	3	20	1,123	
3	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	1950	1950	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,563

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	OR	0.00	0.00	2.77	AC		1.00	1.00	1.00	30,000.00	30,000.00	83,100							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 2.77 Total Land Value: 83,100 Market: 0 Agricultural: 0 Common: 83,100 PRINTED 08/02/2023 BY SYS