W1/2 OF LOT 63
CORNWALL SURVEY

KUTYLO RAFAL DANIEL & AMY VANAMAN
36263 VICTORY LN
CALLAHAN, FL 32011

2024

27-3N-24-2020-0063-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

36263 VICTORY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	107,000
SOH/AGL Deduction	0
ASSESSED VALUE	107,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,000
TOTAL JUST VALUE	107,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240007017	PRIVATE PROVIDER	344,040	06/13/2024
230007463	NEW SFR	344,040	06/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2633/1150	4/25/2023	WD	U	I	11	100
GRANTOR: KUTYLO RAFAL DANIEL &						
GRANTEE: KUTYLO RAFAL DANIEL						
2547/0244	3/14/2022	WD	Q	V	01	120,000
GRANTOR: HENRY ANNETTE A						
GRANTEE: KUTYLO RAFAL DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1981		100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1981		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000115	C	SFR ACRES	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 07/22/2024 BY WW Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS