

EBY TERRY & MARILYN
45113 SNICKERS TRAIL
CALLAHAN, FL 32011

28-2N-25-3060-0003-0000

[illegible]

EBY TERRY & MARILYN
45113 SNICKERS TRAIL
CALLAHAN, FL 32011

28-2N-25-3060-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10004PLYWOOD 10014CARPET 9008SHT VINYL 1001NONE 10001NONE 100Bedrooms1 100Bathrooms1 100Frame02WOOD FRAME 100Stories Units1. 1. 1000 100BUD8 Adjustme06DIST 1D 100Occupancy00NONE 100Quality03Quality Level 03DOR CODE5000IMPROVED AGMAP NUMMKT AREA08NEIGHBORHOOD/LOC8026.00AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUEBAS66010066049,567UGR3604516212,166UOP33020664,957TOTALS1,35088866,691EXTRA FEATURES45113 SNICKERS TRL, CALLAHANBLD DATEXF DATEINC DATELGL DATESLAND DATEAG DATE05/19/2023MLU

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTECONORM% COND01000188897.000092.1581,829197319780018.5081.502 SINGLE FAM - 0% - 2003Heated Area: 660HX Base Yr 200311122230303030UOP1993UGR1993BAS1993

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

NASSAU COUNTY PROPERTY

PAGE 2 of 26

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 6Tax Dist:BUILDING MARKET VALUE252,034TOTAL MARKET OB/XF VALUE1,440TOTAL LAND VALUE - MARKET326,340TOTAL MARKET VALUE330,699SOH/AGL Deduction123,606ASSESSED VALUE207,093TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE157,093TOTAL JUST VALUE579,814NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE567,935SALES DATAOFF RECORD NumberDATETYPEINSTQUVI RSN CD SALE PRICE1069/14487/19/2002WDQI14196,500GRANTOR: COLEMAN ROBERT CHARLEGRAZEE: EBY TERRY & MARILYN1050/02434/17/2002CTUI1415,700GRANTOR: CLERK OF COURTGRAZEE: COLEMAN ROBERT CHARBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993] W22 UGR=[YR=1993] W12 UOP=[YR=1993] W11 S30 E11 N30 \$ S30 E12 N30 \$ S30 E22 N30 \$.

REVIEW DATE06/04/2020BYKBA

Total Acres: 20.31Total Land Value: 77,225Market: 256,340Agricultural: 7,225Common: 70,000PRINTED 08/06/2024 BY SYS