

STEED CHARLES MICHAEL & SHELLY MARIE
36801 DYAL RD
CALLAHAN, FL 32011

36-3N-24-0000-0007-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 20 FACE BRICK 100										0900 01 2,240 132.9400 166.18 372,243 2016 2016 0 0 5.25 94.75										Tax Group: 4 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2010 Heated Area: 1889 HX Base Yr 2010										BUILDING MARKET VALUE 393,957									
Roof Cover 12 MODULAR MT 100																				TOTAL MARKET OB/XF VALUE 86,871									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 55,345									
Interior Floo 12 HARDWOOD 80																				TOTAL MARKET VALUE 536,173									
Interior Floo 11 CLAY TILE 20																				SOH/AGL Deduction 182,180									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 353,993									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 3 100																				BASE TAXABLE VALUE 303,993									
Bathrooms 2 100																				TOTAL JUST VALUE 536,173									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 0 0 100																				INCOME VALUE									
Units 0 0 100																				PREVIOUS YEAR MKT VALUE 523,578									
Occupancy 00 NONE 100																													
Quality 06 Quality Level 06																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 09																													
NEIGHBORHOOD/LOC 9001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,889 100 1,889 297,434																													
FGR 506 55 278 43,773																													
FOP 82 30 25 3,937																													
FOP 160 30 48 7,558																													
TOTALS 2,637 2,240 352,700																													
EXTRA FEATURES										36801 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										BLD DATE 12/23/2008 JH LGL DATE																			
										XF DATE										LAND DATE									
										INC DATE										AG DATE									
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2008 2008 3 92 3,220																													
2 0812 CONCRETE C 0 100 30 30 900.00 SF 4.00 4.00 100 2015 2015 3 95 3,420																													
3 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2015 2015 3 70 3,500																													
4 0812 CONCRETE C 0 100 0 0 2,592.00 SF 4.00 4.00 100 2018 2018 3 97 10,057																													
5 0861 POOL GUNIT 0 100 0 0 514.00 SF 85.00 85.00 100 2018 2018 3 87 38,010																													
6 0855 CONC PAVER 0 100 0 0 1,040.00 SF 10.00 10.00 100 2018 2018 3 97 10,088																													
7 0462 ST/AL FNC 0 100 116 4 464.00 SF 10.00 10.00 100 2019 2019 3 90 4,176																													
8 0463 FENCE GATE 0 100 0 0 3.00 UT 300.00 300.00 100 2019 2019 3 95 855																													
9 0300 BOAT DCK W 0 100 0 0 130.00 SF 20.00 20.00 100 2019 2019 3 90 2,340																													
10 0350 CARPORT WD 0 100 24 20 480.00 SF 13.00 13.00 100 2020 2020 3 90 5,616																													
LAND DESCRIPTION										TOTAL OB/XF 81,282																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 100 0005 OR 0.00 0.00 2.14 AC 1.00 1.00 1.00 25,000.00 25,000.00 53,500																													
2 009630 C SWAMP 100 OR 0.00 0.00 3.69 AC 1.00 1.00 1.00 500.00 500.00 1,845																													
REVIEW DATE 07/21/2021 BY TWA										Total Acres: 5.83 Total Land Value: 55,345 Market: 0 Agricultural: 0 Common: 55,345										PRINTED 08/06/2024 BY SYS									

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