PT OF GOVT LOT 1
IN OR 2187/496
EX R/W OR 723/724

TULLY JOHN & NICKI
36730 DYAL ROAD
CALLAHAN, FL 32011

2024

36-3N-24-0000-0008-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

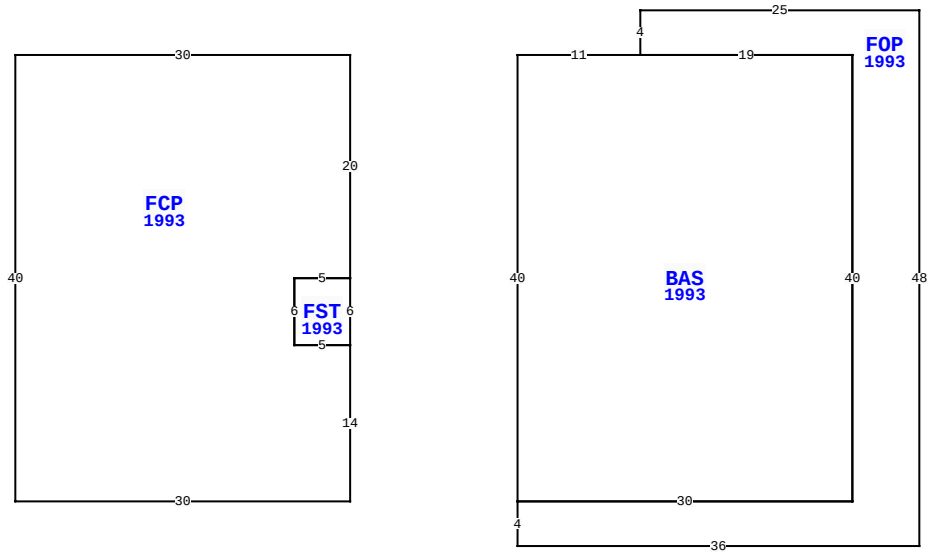
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,200	100	1,200	134,041
FCP	1,170	25	292	32,616
FOP	484	30	145	16,197
FST	30	55	16	1,787
TOTALS	2,884		1,653	184,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,653	139.1500	132.19	218,510	1979	1990	0	0	0	15.50	84.50

2 SINGLE FAM – 100% - 2019 Heated Area: 1200 HX Base Yr 2019



36730 DYAL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		184,641
TOTAL MARKET OB/XF VALUE		2,218
TOTAL LAND VALUE - MARKET		123,000
TOTAL MARKET VALUE		309,859
SOH/AGL Deduction		116,411
ASSESSED VALUE		193,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,448
TOTAL JUST VALUE		309,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002827	REPAIR/RRF	7,475	04/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2187/0496	3/30/2018	WD	Q	I	02	189,000
GRANTOR: HEALEY JOANNE M						
GRANTEE: TULLY JOHN & NICKI						
0866/0101	2/05/1999	WD	U	I	01	100
GRANTOR: HEALEY WILLIAM R						
GRANTEE: HEALEY WILLIAM R &						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W30 S40 E30 N14 FST=[YR=1993] N6 W5 S6 E5 $ W5 N6 E5 N20 $ PTR= E15 BAS=[YR=1993] E11 FOP=[YR=1993] N4 E25 S48 W36 N4 E30 N40 W19 $ E19 S40 W30 N40 $ W15 $.

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	0812	CONCRETE C	0	100	63	16	1,008.00	SF	4.00	4.00	100	1969	1969	3	20	806	
2	0681	POLE SHED	0	100	20	15	300.00	SF	15.00	15.00	100	1984	1984	3	20	900	
3	0680	POLE SHED	0	100	16	16	256.00	SF	10.00	10.00	100	1992	1992	3	20	512	

LAND DESCRIPTION

TOTAL OB/XF 2,218

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	100	0005	OR	0.00	0.00	4.92	AC		1.00	1.00	1.00	25,000.00	25,000.00	123,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.92 Total Land Value: 123,000 Market: 0 Agricultural: 0 Common: 123,000 PRINTED 08/06/2024 BY SYS