LOT 13
IN OR 2322/1550
NASSAU VILLAGE #1 UNR

AMMONS MIKA R & JAMIE
54152 SNYDER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299A-0013-0000

BUILDING CHARACTERISTICS

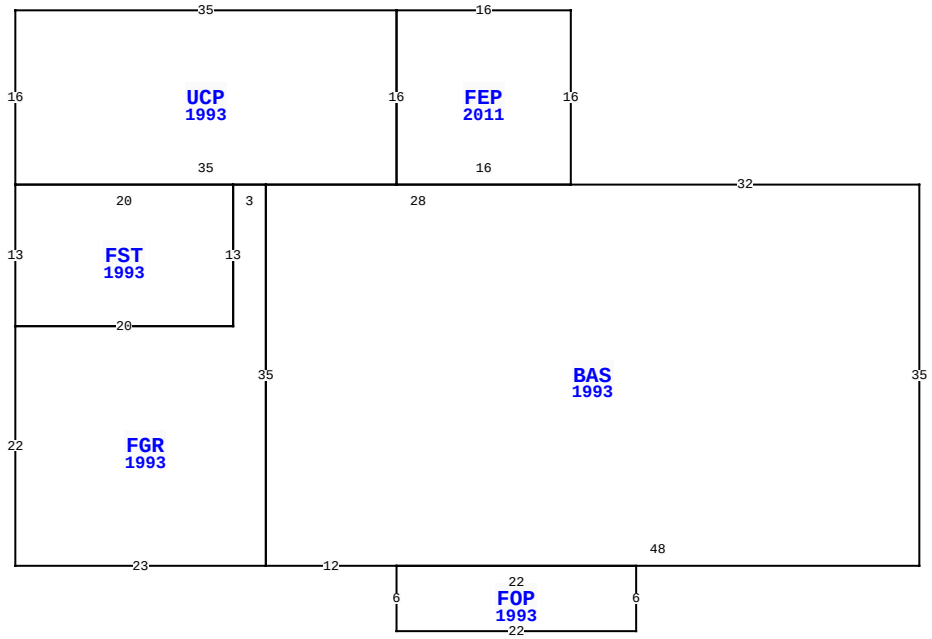
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100	2,100	203,642
FEP	256	80	205	19,879
FGR	545	55	300	29,092
FOP	132	30	40	3,879
FST	260	55	143	13,867
UCP	560	20	112	10,861
TOTALS	3,853		2,900	281,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,900	100.8197	126.02	365,458	1972	1992	0	0	0	23.05	76.95

1 SNGL FAM – 100% - 2020 Heated Area: 2100 HX Base Yr 2020



54152 SNYDER RD, CALLAHAN

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		281,220
TOTAL MARKET OB/XF VALUE		16,674
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		342,894
SOH/AGL Deduction		145,810
ASSESSED VALUE		197,084
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		147,084
TOTAL JUST VALUE		342,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414099	REPAIR/RRF	13,000	09/23/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2322/1550	11/25/2019	WD	Q	I	01	245,000
GRANTOR: THOMPSON GERALD WAYNE						
GRANTEE: AMMONS MIKA R & JAM						
2219/0562	8/23/2018	WD	Q	I	02	195,000
GRANTOR: HARVALLEN PROPERTIES						
GRANTEE: THOMPSON GERALD WAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 FEP=[YR=2011] N16 W16 UCP=[YR=1993] W35 S16 FST=[YR=1993] S13 FGR=[YR=1993] S22 E23 N35 W3 S13 W20 $ E20 N13 W20 $ E35 N16 $ S16 E16 $ W28 S35 E12 FOP=[YR=1993] S6 E22 N6 W22 $ E48 N35$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	31.6	1,106	
2	0510	GARAGE WD-	0	100	16	36	576.00	SF	35.00	35.00	100	1985	1985	3	20	4,032	
3	0510	GARAGE WD-	0	100	32	33	1,056.00	SF	35.00	35.00	100	1989	1989	3	20	7,392	
4	0812	CONCRETE C	0	100	0	0	4,554.00	SF	2.80	2.80	100	1980	1980	3	32.5	4,144	

LAND DESCRIPTION

TOTAL OB/XF 16,674

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	000100	C	SFR	100		RM	130.00	348.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/04/2021 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS