

LOT 16
IN OR 2596/834
NASSAU VILLAGE 1 UNR

BROWARD RACHEL
54193 SNYDER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299A-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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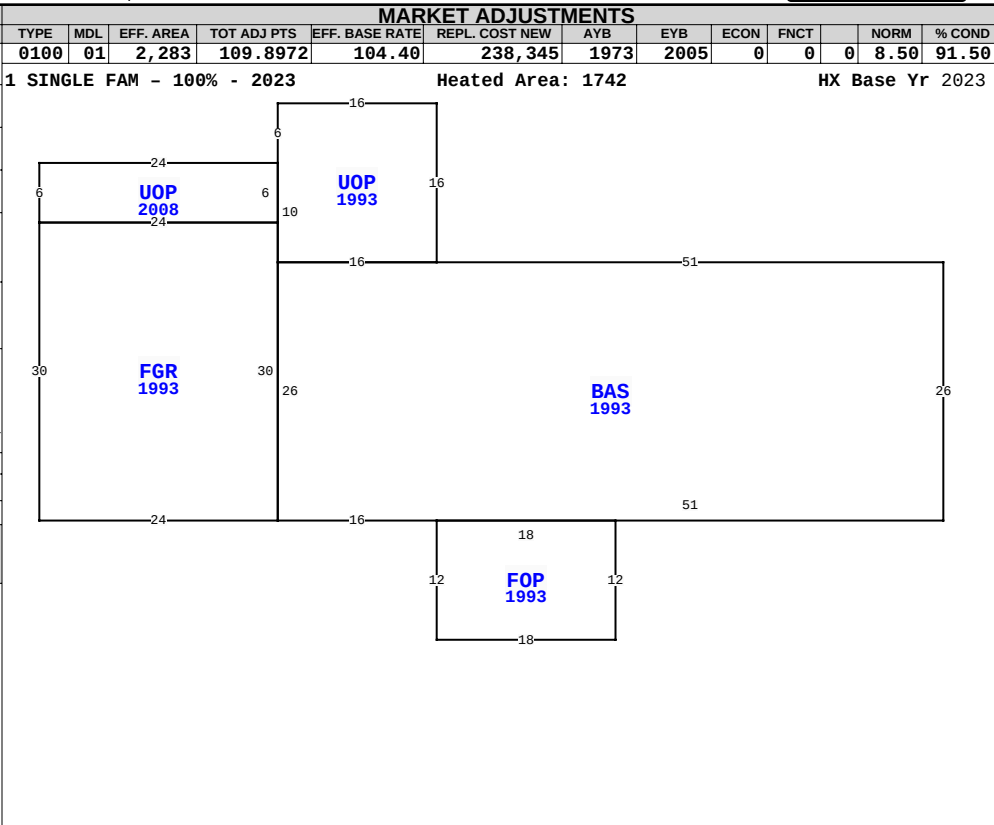
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1,742	166,406
FGR	720	55	396	37,828
FOP	216	30	65	6,209
UOP	256	20	51	4,871
UOP	144	20	29	2,771

TOTALS	3,078		2,283	218,086
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,955.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RM	196.00	241.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
54193 SNYDER RD, CALLAHAN											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		218,086	
TOTAL MARKET OB/XF VALUE		7,793	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		270,879	
SOH/AGL Deduction		61,470	
ASSESSED VALUE		209,409	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		159,409	
TOTAL JUST VALUE		270,879	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,506	

EYB AJDTD: NEW ROOF/ FLRS/ INTERIOR REMODELING: 10			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008093	REPAIR/RRF	12,000	05/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2596/0834	10/07/2022	SW	Q	I	02	365,000
GRANTOR: TEN POINTS HOLDINGS L						
GRANTEE: BROWARD RACHEL						
2559/1246	4/25/2022	WD	Q	I	01	233,800
GRANTOR: PADGETT BETTY J						
GRANTEE: TEN POINTS HOLDINGS						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W51 UOP=[YR=1993] N16 W16 S6 UOP=[YR=2008] W24 S6 FGR=[YR=1993] S30 E24 N30 W24\$ E24 N6\$ S10 E16\$ W16 S26 E16 FOP=[YR=1993] S12 E18 N12 W18\$ E51 N26\$.											