

LOT 23
IN OR 1280/205
NASSAU VILLAGE 1 UNR

KYSAR DANIEL
54023 SNYDER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299A-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03
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	1,305	100	1,305	104,035
BAS	152	100	152	12,118
FEP	88	80	70	5,581
FGR	696	55	383	30,533
TOTALS	2,241		1,910	152,266

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	20	320.00	SF	20.10	20.10	100	1980
2	0681	POLE SHED	0 100	0	0	700.00	SF	15.00	15.00	100	1980
3	0810	CONCRETE A	0 100	7	24	168.00	SF	6.50	6.50	100	1980
4	0811	CONCRETE B	0 100	0	0	2,333.00	SF	5.20	5.20	100	1995
5	0940	SHEDS/PORT	0 100	24	11	264.00	SF	20.10	20.10	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RM	202.00	200.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,910	122.5000	116.38	222,286	1978	1980	0	0	31.50	68.50
1 SINGLE FAM - 100% - 0											
Heated Area: 1457											
HX Base Yr											
Diagram showing building footprint with dimensions and area labels: FEP 1993 (11x11), BAS 1993 (28x45), FGR 1993 (24x29), BAS 2008 (19x19).											

54023 SNYDER RD, CALLAHAN											
BLD DATE: LGL DATE: XF DATE: LAND DATE: INC DATE: AG DATE:											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1 6
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						152,266					
TOTAL MARKET OB/XF VALUE						13,294					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						210,560					
SOH/AGL Deduction						91,841					
ASSESSED VALUE						118,719					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						68,719					
TOTAL JUST VALUE						210,560					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						204,271					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1280/0205	12/10/2004	QC	U	I	01	65,300			
GRANTOR: KYSAR JANICE M									
GRANTEE: KYSAR JANICE M & DA									
0705/0662	5/24/1994	PR	U	I	01	100			
GRANTOR: KYSAR JANICE M P/R									
GRANTEE: KYSAR JANICE M									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FEP=[YR=1993] N8 W11 S8 E11\$ W28 FGR=[YR=1993] W24 S29 E24 BAS=[YR=2008] S8 E19 N8 W19\$ N29\$ S29 E45 N29\$.											