

IN OR 699/1685
EX OR 185/320
EX 4-1 & 4-2

PHILLIPS DANIEL E & CONNIE M
36644 DYAL RD
CALLAHAN, FL 32011

2024

38-3N-24-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

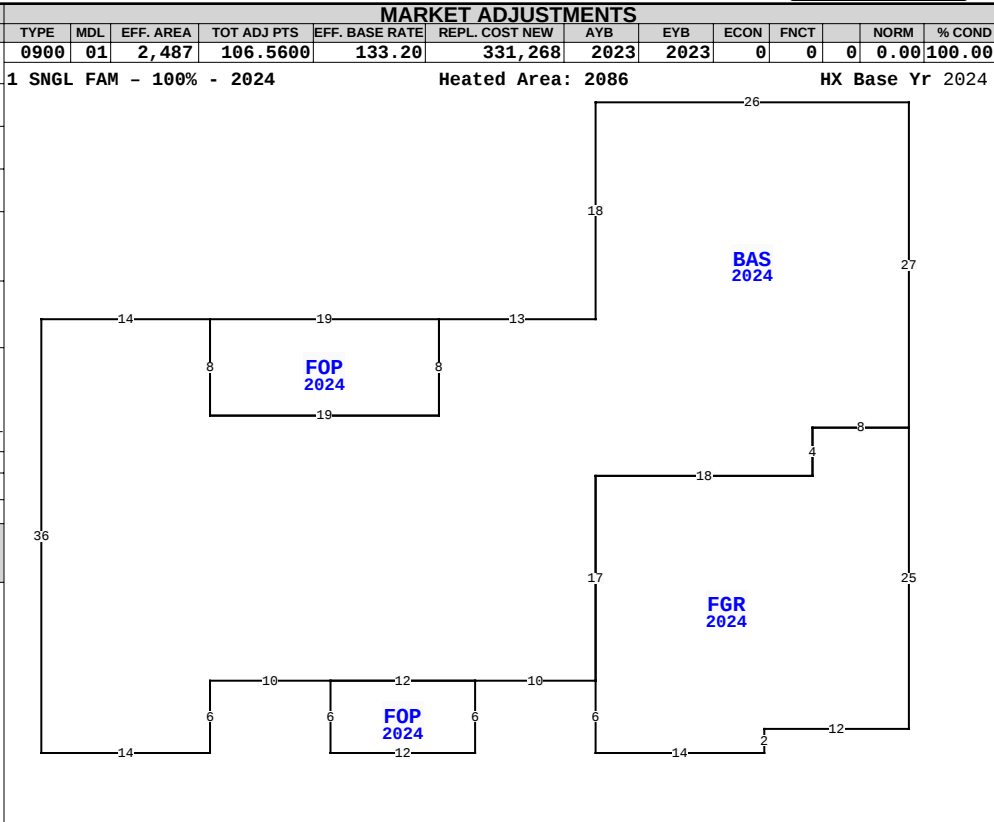
MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	2,086	277,855
FGR	606	55	333	44,356
FOP	72	30	22	2,930
FOP	152	30	46	6,127

TOTALS	2,916		2,487	331,268
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024
3	0812	CONCRETE C	0 100	0	0	1,687.00	SF	4.00	4.00	100	2024



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023
INC DATE		AG DATE	MLU

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
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
3	0812	CONCRETE C	0 100	0	0	1,687.00	SF	4.00	4.00	100	2024	2023		100	6,748	

LAND DESCRIPTION	TOTAL OB/XF 10,248															
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	30,000.00	30,000.00	66,000							

NASSAU COUNTY PROPERTY															
VALUATION SUMMARY															PAGE 1 of 1
STANDARD															4
VALUATION BY															
Tax Group: 4															
Tax Dist:															
BUILDING MARKET VALUE															331,268
TOTAL MARKET OB/XF VALUE															10,248
TOTAL LAND VALUE - MARKET															66,000
TOTAL MARKET VALUE															407,516
SOH/AGL Deduction															39,527
ASSESSED VALUE															367,989
TOTAL EXEMPTION VALUE															50,000
BASE TAXABLE VALUE															317,989
TOTAL JUST VALUE															407,516
NCON VALUE															335,516
INCOME VALUE															
PREVIOUS YEAR MKT VALUE															72,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012412	CO ISSUED		09/27/2023
22001742	NEW CONSTR	351,790	02/01/2022

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
2495/0812		4/06/2021	QC	U	V	11	100		
GRANTOR:EVERLY JOHNNY & MAXIN									
GRANTEE:PHILLIPS DANIEL E &									
0699/1685		3/07/1994	QC	U	I	18	100		
GRANTOR:EVERLY EFFIE									
GRANTEE:EVERLY JOHNNY & MAX									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=130,0] W26 S18 W13 S8 W19 N8 W14 S36 E14 N6 E10 E12 E10 N17 E18 N4 E8 N27 \$									
FOP=[YR=2024;ORIG=72,18] E19 S8 W19 N8 \$									
FOP=[YR=2024;ORIG=82,48] S6 E12 N6 W12 \$									
FGR=[YR=2024;ORIG=130,27] W8 S4 W18 S17 S6 E14 N2 E12 N25 \$									