



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	1 100	
Frame	02	WOOD FRAME 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	932	100	932	76,249
FOP	162	30	49	4,009
FST	96	55	53	4,336
UCP	480	20	96	7,854
TOTALS	1,670		1,130	92,449

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0937	WELL	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	1975
2	0810	CONCRETE A	0 100	0	0	480.00	SF	6.50	6.50	100	1997

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.96	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,130	109.7100	104.22	117,769	1960	1980	0	0	21.50	78.50
1 SINGLE FAM - 100% - 0											
Heated Area: 932											
HX Base Yr											
36583 DYAL RD, CALLAHAN											
BLD DATE: 06/16/2023 MLU											

TOTAL OB/XF											
8,278											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			92,449
TOTAL MARKET OB/XF VALUE			8,278
TOTAL LAND VALUE - MARKET			99,000
TOTAL MARKET VALUE			199,727
SOH/AGL Deduction			125,749
ASSESSED VALUE			73,978
TOTAL EXEMPTION VALUE			48,978
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			199,727
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25043	ELEC OTHER	0	05/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2509/1178	10/25/2021	QC	U	I	11	100	
GRANTOR: PHILLIPS DANIEL & CON							
GRANTEE: EVERLY JOHNNY & MAX							
0188/0206	1/01/1975	WD	U	V		100	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W12 BAS=[YR=1993] W12 S32 E4 S13 E1 FOP=[YR=1993] S9 E18 N9 W18\$ E19 N16 UCP=[YR=2012] E20 N24 W20 S24\$ N21 W12 N8\$ S8 E12 N8\$.											