PT OF SW1/4 R672153
IN OR 1765/1338
EX R/W IN OR 723/698

SAWYER MICHAEL J
36070 DYAL RD
CALLAHAN, FL 32011

2025

02-2N-24-0000-0003-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 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
Quality	03	Quality Level 03

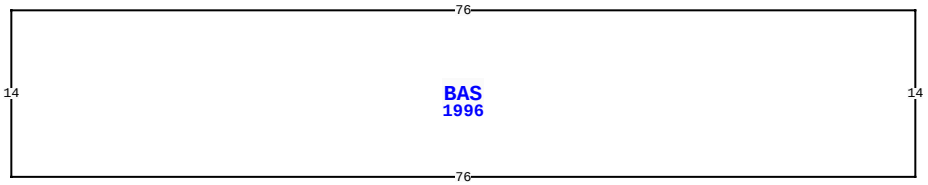
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1996	1,064	25,178
TOTALS	1,064			1,064	25,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,064	98.6000	78.88	83,928	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



36070 DYAL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	25,178
TOTAL MARKET OB/XF VALUE	7,692
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	77,870
SOH/AGL Deduction	22,343
ASSESSED VALUE	55,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,527
TOTAL JUST VALUE	77,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94703	MH MOVE-ON	5,166	01/01/1994
8417	MH MOVE-ON	14,000	01/09/1991
7000	MH MOVE-ON	28,000	10/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1765/1338	7/25/2011	WD	U	I	30	100
GRANTOR: SAWYER JIM H & LOIS T						
GRANTEE: SAWYER MICHAEL J						
1106/0396	1/08/2003	CT	U	I	14	1,000
GRANTOR: CLERK OF COURT						
GRANTEE: SAWYER JIM H & LOIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S14 E76 N14$.

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	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1990	1990	3	20	128	
2	0751	UOP	0	0	8	32	256.00	SF	10.00	10.00	100	1993	1993	3	20	512	
3	0350	CARPORT WD	0	0	11	23	253.00	SF	13.00	13.00	100	1993	1993	3	20	658	
4	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2017	2017	3	74	6,394	

LAND DESCRIPTION

TOTAL OB/XF 7,692

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	RES	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS