

GROGAN ANSLEY & CHAD EVERETT JR
34343 STEEPLE CHASE WAY
CALLAHAN, FL 32011

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	31	HARDIE BRD 100								0500	01	3,078	106.2600	167.89	516,765	2024	2024		0	0	0.00	100.00	VALUATION BY																				
Roof Structur	03	GABLE/HIP 100								1 SFR CUST - 0% - 2025														Heated Area: 2456										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																									
Interior Wall	05	DRYWALL 100																																									
Interior Floo	13	LVT/LAMNT 100																																									
Air Condition	03	CENTRAL 100																																									
Heating Type	04	AIR DUCTED 100																																									
Bedrooms		4 100																																									
Bathrooms		2.5 100																																									
Frame	02	WOOD FRAME 100																																									
Stories	1.	1. 100																																									
Units		0 100																																									
Quality	04	Quality Level 04																																									
DOR CODE	0100	SINGLE FAMILY																																									
MAP NUM						MKT AREA								09																													
NEIGHBORHOOD/LOC	9013.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,456	100	2025	2,456	412,338																																						
FGR	648	55	2025	356	59,769																																						
FOP	247	30	2025	74	12,424																																						
FOP	433	30	2025	130	21,826																																						
FST	84	55	2025	46	7,723																																						
PTO	165	5	2025	8	1,343																																						
PTO	165	5	2025	8	1,343																																						
TOTALS	4,198			3,078	516,765																																						
EXTRA FEATURES					34343 STEEPLE CHASE WAY, CALLAHAN										BLD DATE						LGL DATE		05/07/2025				MLU																
															XF DATE						LAND DATE																						
															INC DATE						AG DATE																						
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	0810	CONCRETE A	0	0	0	0	970.00	SF	6.50	6.50	100	2025	2024		100	6,305																											
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2025	2024		100	3,500																											
LAND DESCRIPTION										TOTAL OB/XF										9,805																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		PUD	0.00	0.00	10.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	189,000																										
2	009605	C	WETLANDS	0		PUD			1.60	AC		1.00	1.00	1.00	6,800.00	6,800.00	10,880																										
REVIEW DATE	01/03/2025	BY	WW	Total Acres: 12.10		Total Land Value: 199,880		Market: 0		Agricultural: 0		Common: 199,880		PRINTED 07/30/2025 BY SYS																													

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