LOTS 3 4 & 63 & PT OF 61 & 62
& 30 FT OF ESMT
IN OR 1069/1448

EBY TERRY & MARILYN
45113 SNICKERS TRAIL
CALLAHAN, FL 32011

**2025**

**28-2N-25-3060-0003-0000**

## BUILDING CHARACTERISTICS

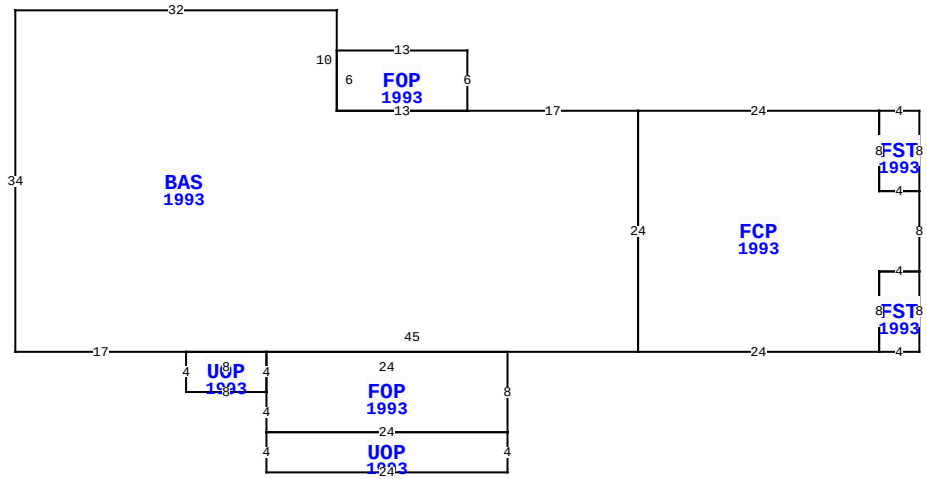
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 07 | CORK/VTILE 40 |
| 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 | 05 | Quality Level 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,808 | 100 | 1993 | 1,808 | 167,300 |
| FCP | 608 | 25 | 1993 | 152 | 14,065 |
| FOP | 78 | 30 | 1993 | 23 | 2,128 |
| FOP | 192 | 30 | 1993 | 58 | 5,367 |
| FST | 32 | 55 | 1993 | 18 | 1,665 |
| FST | 32 | 55 | 1993 | 18 | 1,665 |
| UOP | 32 | 20 | 1993 | 6 | 555 |
| UOP | 96 | 20 | 1993 | 19 | 1,758 |
| TOTALS | 2,878 | | | 2,102 | 194,504 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,102 | 113.1900 | 113.19 | 237,925 | 1975 | 1980 | 0 | 0 | 0 | 18.25 | 81.75 |

1 SINGLE FAM – 100% - 2003 Heated Area: 1808 HX Base Yr 2003




45113 SNICKERS TRL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | 02/27/2025 KBA |

## NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 264,490 |
| TOTAL MARKET OB/XF VALUE | | 1,440 |
| TOTAL LAND VALUE - MARKET | | 355,495 |
| TOTAL MARKET VALUE | | 362,905 |
| SOH/AGL Deduction | | 146,075 |
| ASSESSED VALUE | | 216,830 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 166,108 |
| TOTAL JUST VALUE | | 621,425 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 579,814 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7440 | REPAIR/RRF | 2,300 | 08/06/1991 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1069/1448 | 7/19/2002 | WD | Q | I | | 196,500 |
| GRANTOR: COLEMAN ROBERT CHARLE | | | | | | |
| GRANTEE: EBY TERRY & MARILYN | | | | | | |
| 1050/0243 | 4/17/2002 | CT | U | I | 14 | 15,700 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: COLEMAN ROBERT CHAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W4 FCP=[YR=1993] W24 BAS=[YR=1993] W17
FOP=[YR=1993] N6 W13 S6 E13 $ W13 N10 W32 S34 E17
UOP=[YR=1993] S4 E8 FOP=[YR=1993] S4 UOP=[YR=1993] S4 E24 N4
W24 $ E24 N8 W24 S4 $ N4 W8 $ E45 N24 $ S24 E24 FST=[YR=1993]
E4 N8 W4 S8 $ N8 E4 N8 W4 N8 $ S8 E4 N8 $ .

## 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 | 0680 | POLE SHED | 0 | 100 | 30 | 24 | 720.00 | SF | 10.00 | 10.00 | 100 | 1981 | 1981 | 3 | 20 | 1,440 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,440

| 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 | 005000 | C | AGRICULTURAL | 100 | 0007 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |
| 2 | 005000 | C | AGRICULTURAL | 100 | 0007 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |
| 3 | 005600 | A | TIMBER 3 N S | 0 | | OR | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 390.00 | 390.00 | 3,900 | | | | | | | |
| 4 | 006000 | A | PASTURE - HA | 0 | | OR | 0.00 | 0.00 | 8.31 | AC | | 1.00 | 1.00 | 1.00 | 370.00 | 370.00 | 3,075 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 18.31 | AC | | 1.00 | 1.00 | 1.00 | 14,500.00 | 14,500.00 | 265,495 | | | | | | | |

REVIEW DATE 06/04/2020 BY KBA Total Acres: 20.31 Total Land Value: 96,975 Market: 265,495 Agricultural: 6,975 Common: 90,000 PRINTED 07/30/2025 BY SYS

LOTS 3 4 & 63 & PT OF 61 & 62
& 30 FT OF ESMT
IN OR 1069/1448

EBY TERRY & MARILYN
45113 SNICKERS TRAIL
CALLAHAN, FL 32011

**2025**

**28-2N-25-3060-0003-0000**

## BUILDING CHARACTERISTICS

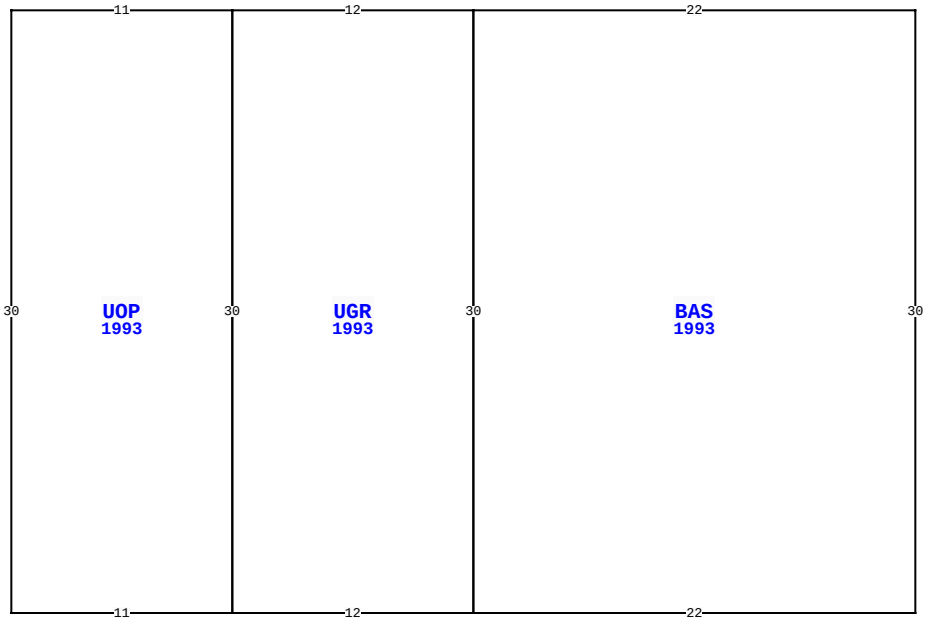
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 660 | 100 | 1993 | 660 | 52,016 |
| UGR | 360 | 45 | 1993 | 162 | 12,768 |
| UOP | 330 | 20 | 1993 | 66 | 5,202 |
| TOTALS | 1,350 | | | 888 | 69,986 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 888 | 97.0000 | 97.00 | 86,136 | 1973 | 1978 | 0 | 0 | 0 | 18.75 | 81.25 |

2 SINGLE FAM – 0% - 2003 Heated Area: 660 HX Base Yr 2003




45113 SNICKERS TRL, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/21/2025 MLU |
| INC DATE | | AG DATE | 02/27/2025 KBA |

## NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 264,490 |
| TOTAL MARKET OB/XF VALUE | | 1,440 |
| TOTAL LAND VALUE - MARKET | | 355,495 |
| TOTAL MARKET VALUE | | 362,905 |
| SOH/AGL Deduction | | 146,075 |
| ASSESSED VALUE | | 216,830 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 166,108 |
| TOTAL JUST VALUE | | 621,425 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 579,814 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1069/1448 | 7/19/2002 | WD | Q | I | | 196,500 |
| GRANTOR: COLEMAN ROBERT CHARLE | | | | | | |
| GRANTEE: EBY TERRY & MARILYN | | | | | | |
| 1050/0243 | 4/17/2002 | CT | U | I | 14 | 15,700 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: COLEMAN ROBERT CHAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W22 UGR=[YR=1993] W12 UOP=[YR=1993] W11 S30 E11 N30 $ S30 E12 N30 $ S30 E22 N30 $ .

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 06/04/2020 BY KBA Total Acres: 20.31 Total Land Value: 96,975 Market: 265,495 Agricultural: 6,975 Common: 90,000 PRINTED 07/30/2025 BY SYS