IN OR 597/118 & OR 2216/751

KALEEL K MARK/SNYDER KATHY L REV LVG TRUST
1775 SHOREVIEW DRIVE WEST
JACKSONVILLE, FL 32218

2025

29-2N-25-0000-0053-0070

BUILDING CHARACTERISTICS

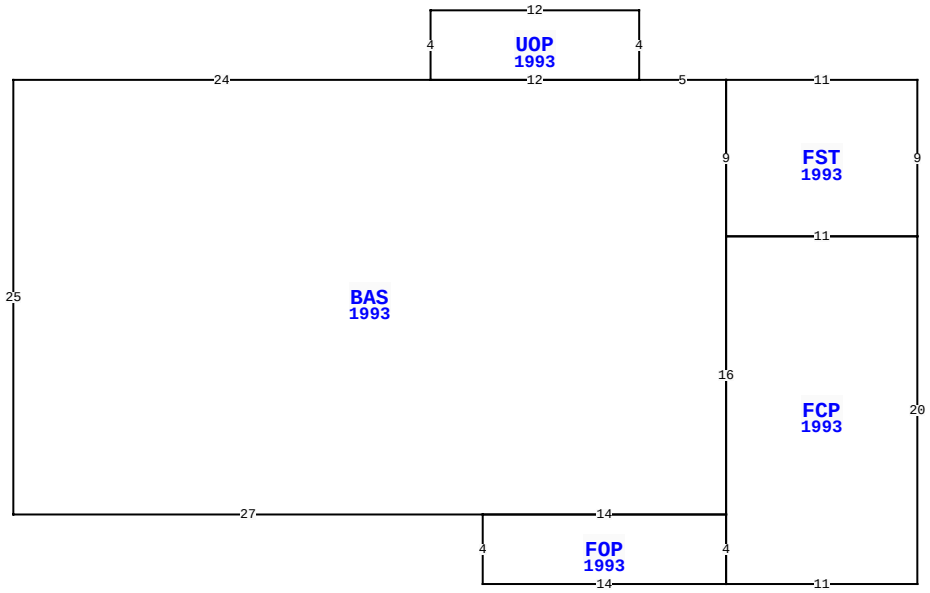
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100	1993	1,025	89,180
FCP	220	25	1993	55	4,785
FOP	56	30	1993	17	1,479
FST	99	55	1993	54	4,698
UOP	48	20	1993	10	870
TOTALS	1,448			1,161	101,012

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,161	101.7600	101.76	118,143	1987	1995	0	0	0	14.50	85.50

1 SINGLE FAM – 0% - 0 Heated Area: 1025 HX Base Yr



45168 EWING PARK RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	101,012
TOTAL MARKET OB/XF VALUE	1,512
TOTAL LAND VALUE - MARKET	48,300
TOTAL MARKET VALUE	150,824
SOH/AGL Deduction	25,879
ASSESSED VALUE	124,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,945
TOTAL JUST VALUE	150,824
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4231	REPAIR/RRF	0	01/01/2019
2132	N/A	20,000	03/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0751	8/03/2018	TD	U	I	11	100
GRANTOR: KALEEL KATHY L N/K/A						
GRANTEE: SNYDER KATHY LEWIS						
0597/0118	5/11/1990	WD	Q	I		51,200
GRANTOR: GARDNER GRANT & C						
GRANTEE: KALEEL K & KATHY						

BUILDING NOTES

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	0810	CONCRETE A	0	0	47	10	470.00	SF	6.50	6.50	100	1987	1987	3	49.5	1,512	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-11,0] W5 W12 W24 S25 E27 E14 N16 N9 $
FCP=[YR=1993;ORIG=-11,29] E11 N20 W11 S16 S4 $
FST=[YR=1993;ORIG=0,0] W11 S9 E11 N9 $
FOP=[YR=1993;ORIG=-25,25] S4 E14 N4 W14 $
UOP=[YR=1993;ORIG=-16,0] N4 W12 S4 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,512

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	0006	RM -	C69.00	209.00	69.00	FF		1.00	1.00	1.00	700.00	700.00	48,300							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 48,300 Market: 0 Agricultural: 0 Common: 48,300 PRINTED 07/30/2025 BY SYS