PT LOT 2 OF FLORIDA LAND
SYNDICATE SUB PBK O/42 & PT
WILLIAM GIBSON GRANT

SYBELMIK DANIEL T & TAMMIE J
54089 HUNTER RD
CALLAHAN, FL 32011

2025

37-1N-25-0000-0020-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

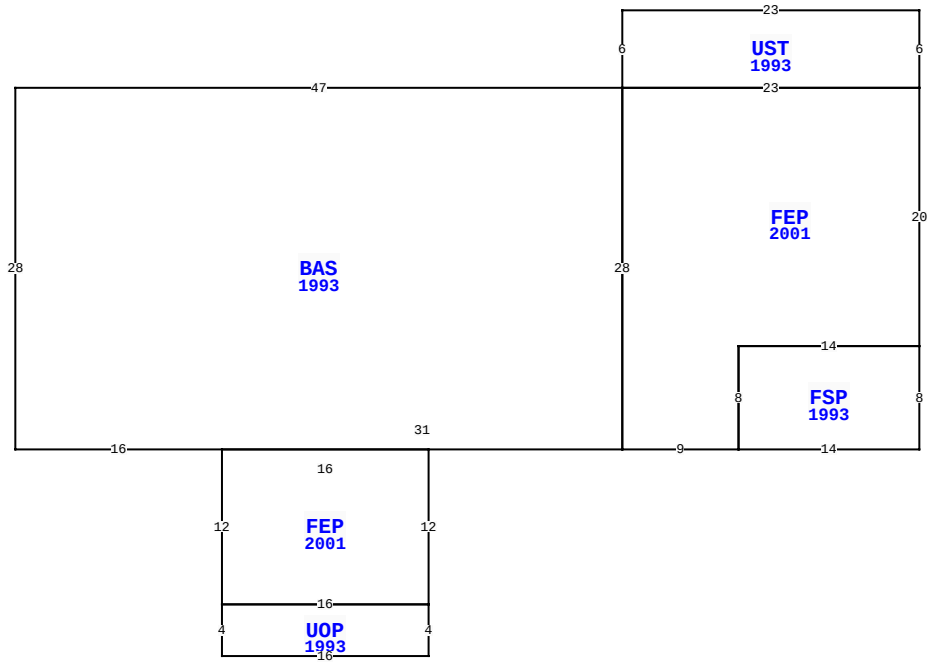
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,316	100	1993	1,316	38,533
FEP	192	85	2001	163	4,773
FEP	532	85	2001	452	13,235
FSP	112	60	1993	67	1,962
UOP	64	25	1993	16	469
UST	138	55	1993	76	2,225
TOTALS	2,354			2,090	61,195

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,090	122.0000	97.60	203,984	1986	1996	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1931 HX Base Yr



54111 HUNTER 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	61,195
TOTAL MARKET OB/XF VALUE	1,160
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	107,355
SOH/AGL Deduction	27,150
ASSESSED VALUE	80,205
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,205
TOTAL JUST VALUE	107,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2226/1243	9/26/2018	QC	U	I	11	67,500
GRANTOR: MIKEL EDNA M & TAMITH						
GRANTEE: SYBELMIK DANIEL T &						
2127/0064	6/06/2017	WD	Q	I	01	52,000
GRANTOR: SPIVEY JOHNNY R & DEN						
GRANTEE: MIKEL EDNA M & TAMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-23,6] W47 S28 E16 E31 N28 $
FEP=[YR=2001;ORIG=-23,6] S28 E9 N8 E14 N20 W23 $
FEP=[YR=2001;ORIG=-54,34] S12 E16 N12 W16 $
UST=[YR=1993;ORIG=0,0] W23 S6 E23 N6 $
FSP=[YR=1993;ORIG=-14,34] E14 N8 W14 S8 $
UOP=[YR=1993;ORIG=-54,46] S4 E16 N4 W16 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	58	1,160	

LAND DESCRIPTION

TOTAL OB/XF 1,160

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS