

LOT 10
IN OR 2475/1234
NASSAU VILLAGE 1 UNR

MURPHY SHARON A L/E/
54080 SNYDER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299A-0010-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

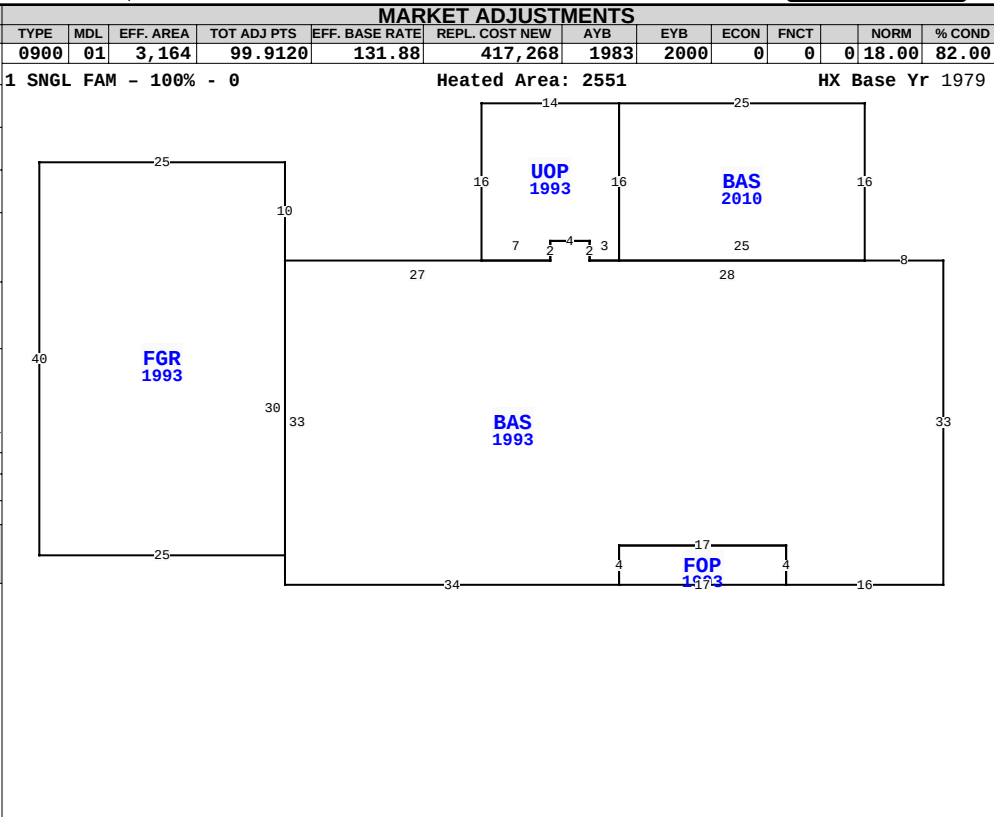
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,151	100	1993	2,151	232,613
BAS	400	100	2010	400	43,257
FGR	1,000	55	1993	550	59,478
FOP	68	30	1993	20	2,163
UOP	216	20	1993	43	4,650

TOTALS	3,835			3,164	342,160
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	0	0	464.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	511.00	SF	7.25
4	0812	CONCRETE C	0	100	0	0	1,466.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RM	130.00	348.00	1.00

REVIEW DATE	08/04/2021	BY	KBA
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025
INC DATE		AG DATE	MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1983	1983	3	51.5	1,803	
100	1990	1990	3	20	7,888	
100	1990	1990	3	57	2,112	
100	1990	1990	3	57	3,342	

TOTAL OB/XF									
15,145									

Total Acres:	0.00	Total Land Value:	50,000	Market:	0	Agricultural:	0	Common:	50,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		342,160	
TOTAL MARKET OB/XF VALUE		15,145	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		407,305	
SOH/AGL Deduction		226,342	
ASSESSED VALUE		180,963	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		125,241	
TOTAL JUST VALUE		407,305	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		387,459	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008616	REPAIR/RRF	18,750	10/01/2018
824576	REMODEL	7,491	04/01/2011
7494	GARAGE	18,800	08/29/1991
6493	XFOB	17,000	05/31/1990

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2475/1234	6/25/2021	WD U	I 11
GRANTOR: MURPHY SHARON A			
GRANTEE: MURPHY RONALD J & T			
0556/1134	11/10/1988	WD Q	I
GRANTOR: BARFIELD DANIEL L			
GRANTEE: MURPHY RONALD J			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1993] W8 BAS=[YR=2010] N16 W25 UOP=[YR=1993] W14 S16 E7 N2 E4 S2 E3 N16 \$ S16 E25 \$ W28 N2 W4 S2 W27 FGR=[YR=1993] N10 W25 S40 E25 N30 \$ S33 E34 FOP=[YR=1993] E17 N4 W17 S4 \$ N4 E17 S4 E16 N33 \$.			