

BOLDEN VANESSA M/BARBER WILLIAM PATRICK
54102 SNYDER ROAD
CALLAHAN, FL 32011

37-1N-25-299A-0011-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT										NORM % COND									
Exterior Wall 03										6500 01 624 54.3950 20.13 12,561 1996 2000 0 0 40.00 60.00										VALUATION BY									
Roof Structur 03										2 GARAGE RES - 100% - 2021 Heated Area: 624 HX Base Yr 2021										Tax Group: 6 Tax Dist:									
Roof Cover 03																				BUILDING MARKET VALUE 182,729									
Interior Wall 07																				TOTAL MARKET OB/XF VALUE 0									
Interior Floo 03																				TOTAL LAND VALUE - MARKET 50,000									
Air Condition 01																				TOTAL MARKET VALUE 232,729									
Heating Type 01																				SOH/AGL Deduction 64,812									
Bedrooms 0 100																				ASSESSED VALUE 167,917									
Bathrooms 0 100																				TOTAL EXEMPTION VALUE HX HB 50,722									
Frame 02																				BASE TAXABLE VALUE 117,195									
Stories 1. 1. 100																				TOTAL JUST VALUE 232,729									
Units 0 100																				NCON VALUE 0									
Occupancy 00																				INCOME VALUE									
																				PREVIOUS YEAR MKT VALUE 219,670									
Quality 06										Quality Level 06																			
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 624										100 1993										624 7,537									
TOTALS 624										624 7,537																			
EXTRA FEATURES										54102 SNYDER RD, CALLAHAN																			
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																			
BLD DATE 12/22/2008										KW										LGL DATE									
XF DATE																				LAND DATE									
INC DATE																				AG DATE									
03/31/2025										MLU																			
BUILDING NOTES																													
BUILDING DIMENSIONS																													
BAS=[YR=1993]										W24 S26 E24 N26\$.																			
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									
DPHT FACT										% COND										TOT ADJ									
UNIT PRICE										ADJ UNIT PRICE										LAND VALUE									
OTHER ADJUSTMENTS AND NOTES										YEAR										DENSITY									
DECL										FRZ										YR									
CONSRV																													
REVIEW DATE 02/10/2021										BY KBA										Total Acres: 0.00									
Total Land Value: 50,000										Market: 0										Agricultural: 0									
Common: 50,000										PRINTED 07/30/2025 BY SYS																			