LOT 14
IN OR 1719/427
NASSAU VILLAGE #1 UNR

COLLEY DOUGLAS & DAWN
54178 SNYDER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299A-0014-0000

BUILDING CHARACTERISTICS

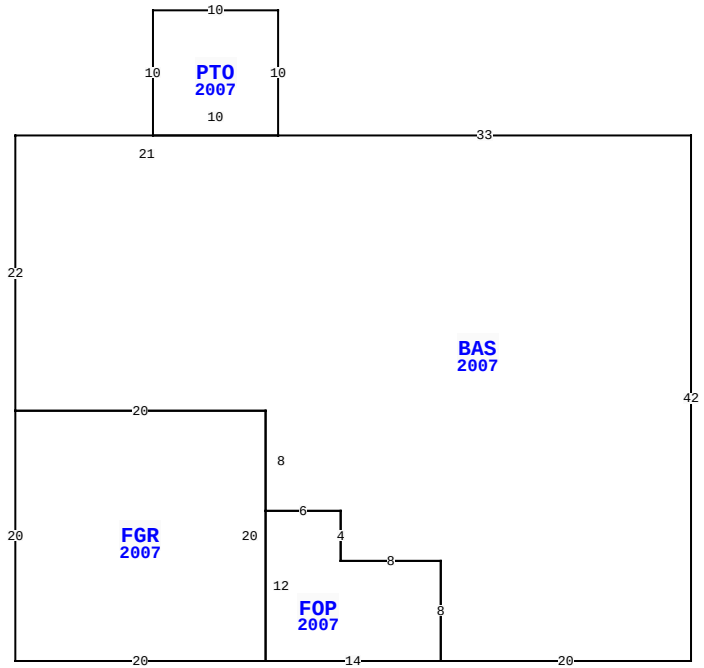
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,732	100	2007	1,732	176,585
FGR	400	55	2007	220	22,430
FOP	136	30	2007	41	4,180
PTO	100	5	2007	5	510
TOTALS	2,368			1,998	203,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	112.5726	112.57	224,915	2007	2007	0	0	0	9.43	90.57

1 SINGLE FAM – 100% - 2018 Heated Area: 1732 HX Base Yr 2018



54178 SNYDER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		203,706
TOTAL MARKET OB/XF VALUE		6,957
TOTAL LAND VALUE - MARKET		47,500
TOTAL MARKET VALUE		258,163
SOH/AGL Deduction		91,209
ASSESSED VALUE		166,954
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		116,232
TOTAL JUST VALUE		258,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M12340	MECH OTHER	0	12/01/2006
C18779	CO ISSUED	0	11/01/2006
B18779	NEW CONSTR	146,916	11/01/2006
E18308	ELEC OTHER	6,500	11/01/2006
P11701	OTHER	0	11/01/2006
R09861	REPAIR/RRF	5,000	11/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1719/0427	1/07/2011	WD	Q	I	02	150,000
GRANTOR: BEASLEY BRIAN & HEATH						
GRANTEE: COLLEY DOUGLAS & DA						
1543/0039	12/27/2007	WD	Q	I		210,000
GRANTOR: EMPIRE TERM COMPANY						
GRANTEE: BEASLEY BRIAN & HEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W33 PTO=[YR=2007] N10 W10 S10 E10$ W21 S22
FGR=[YR=2007] S20 E20 FOP=[YR=2007] E14 N8 W8 N4 W6 S12$
N20 W20$ E20 S8 E6 S4 E8 S8 E20 N42$.

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	0812	CONCRETE C	0	100	0	0	1,094.00	SF	4.00	4.00	100	2007	2007	3	87	3,807	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 6,957

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	100	0006	RM	130.00	348.00	1.00	LT		1.00	1.00	0.95	50,000.00	47,500.00	47,500							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 47,500 Market: 0 Agricultural: 0 Common: 47,500 PRINTED 07/30/2025 BY SYS