LOT 16
IN OR 2596/834
NASSAU VILLAGE 1 UNR

BROWARD RACHEL
54193 SNYDER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299A-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

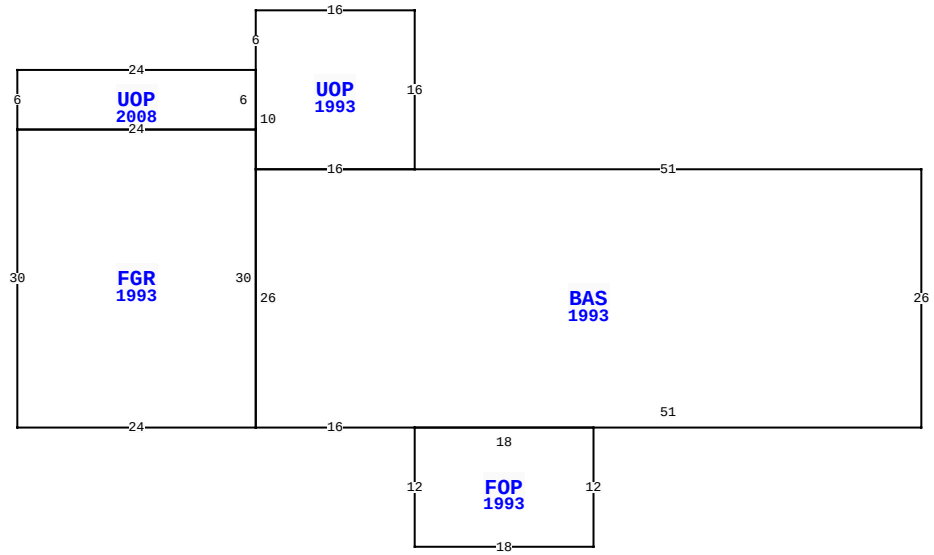
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	1993	1,742	173,737
FGR	720	55	1993	396	39,494
FOP	216	30	1993	65	6,483
UOP	256	20	1993	51	5,087
UOP	144	20	2008	29	2,892
TOTALS	3,078			2,283	227,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,283	109.8972	109.90	250,902	1973	2005	0	0	0	9.25	90.75

1 SINGLE FAM – 100% - 2023 Heated Area: 1742 HX Base Yr 2023



54193 SNYDER RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		227,694
TOTAL MARKET OB/XF VALUE		7,438
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		285,132
SOH/AGL Deduction		69,650
ASSESSED VALUE		215,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		164,760
TOTAL JUST VALUE		285,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,879

EYB AJDTD: NEW ROOF/ FLRS/ INTERIOR REMODELING: 10

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008093	REPAIR/RRF	12,000	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2596/0834	10/07/2022	SW	Q	I	02	365,000
GRANTOR: TEN POINTS HOLDINGS L						
GRANTEE: BROWARD RACHEL						
2559/1246	4/25/2022	WD	Q	I	01	233,800
GRANTOR: PADGETT BETTY J						
GRANTEE: TEN POINTS HOLDINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 UOP=[YR=1993] N16 W16 S6 UOP=[YR=2008] W24 S6 FGR=[YR=1993] S30 E24 N30 W24$ E24 N6$ S10 E16$ W16 S26 E16 FOP=[YR=1993] S12 E18 N12 W18$ E51 N26$.

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	2,955.00	SF	4.00	4.00	100	1984	1984	3	41	4,846	
2	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	1980	1980	3	20	1,728	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 7,438

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	196.00	241.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS