

LOT 20
IN OR 2796/10
NASSAU VILLAGE #1 UNR

SHUTE MATTHEW B & EMILY D
54099 SNYDER RD
CALLAHAN, FL 32011

2025

37-1N-25-299A-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	14	CARPET 70
Interior Floor	13	LVT/LAMNT 30
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	04	Quality Level 04
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	1993	1,272	61,464
FOP	42	30	1993	13	628
UCP	252	20	1993	50	2,416
USP	204	50	1993	102	4,929
TOTALS	1,770			1,437	69,437

EXTRA FEATURES	
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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
1	0940	SHEDS/PORT	0	0	18	10		180.00	SF 20.10	100	1974	1974	3	20	724	
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1982	1982	3	49	1,715	
3	0940	SHEDS/PORT	0	0	16	10		160.00	SF 13.20	100	1995	1995	3	20	422	
4	0810	CONCRETE A	0	0	12	15		180.00	SF 6.50	100	1995	1995	3	68	796	

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	0	0006	RM	125.00	350.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00

REVIEW DATE	09/20/2021	BY	KBA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,437	137.2800	109.82	157,811	1982	2000	0	0	0	56.00	44.00
1 M/H 93- - 0% - 2023												
Heated Area: 1272 HX Base Yr												
54099 SNYDER RD, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
03/31/2025 MLU												

NASSAU COUNTY PROPERTY						PAGE 1 of 1		6	
VALUATION SUMMARY									
VALUATION BY						STANDARD			
Tax Group: 6						Tax Dist:			
BUILDING MARKET VALUE						69,437			
TOTAL MARKET OB/XF VALUE						3,657			
TOTAL LAND VALUE - MARKET						50,000			
TOTAL MARKET VALUE						123,094			
SOH/AGL Deduction						0			
ASSESSED VALUE						123,094			
TOTAL EXEMPTION VALUE						0			
BASE TAXABLE VALUE						123,094			
TOTAL JUST VALUE						123,094			
NCON VALUE						0			
INCOME VALUE									
PREVIOUS YEAR MKT VALUE						112,292			