

LOT 23
IN OR 1280/205
NASSAU VILLAGE 1 UNR

KYSAR DANIEL
54023 SNYDER ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299A-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	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	1,305	100	1993	1,305	108,707
BAS	152	100	2008	152	12,662
FEP	88	80	1993	70	5,831
FGR	696	55	1993	383	31,904
TOTALS	2,241			1,910	159,103

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	16	20	320.00	SF	20.10	20.10	100	1980
2	0681	POLE SHED	0 100	0	0	700.00	SF	15.00	15.00	100	1980
3	0810	CONCRETE A	0 100	7	24	168.00	SF	6.50	6.50	100	1980
4	0811	CONCRETE B	0 100	0	0	2,333.00	SF	5.20	5.20	100	1995
5	0940	SHEDS/PORT	0 100	24	11	264.00	SF	20.10	20.10	100	1995

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RM	202.00	200.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,910	122.5000	122.50	233,975	1978	1980	0	0	0 32.00	68.00
1 SINGLE FAM - 100% - 0											
Heated Area: 1457											
HX Base Yr 1994											
24 28 11 17 29 29 45 19 24 11 29 19											
FGR 1993											
FEP 1993											
BAS 1993											
BAS 2008											

54023 SNYDER RD, CALLAHAN	BLD DATE	LGL DATE	03/31/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		159,103	
TOTAL MARKET OB/XF VALUE		13,024	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		222,127	
SOH/AGL Deduction		99,965	
ASSESSED VALUE		122,162	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		71,440	
TOTAL JUST VALUE		222,127	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		210,560	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1280/0205	12/10/2004	QC	Q	I	01	65,300	
GRANTOR: KYSAR JANICE M							
GRANTEE: KYSAR JANICE M & DA							
0705/0662	5/24/1994	PR	Q	I	01	100	
GRANTOR: KYSAR JANICE M P/R							
GRANTEE: KYSAR JANICE M							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W17 FEP=[YR=1993] N8 W11 S8 E11\$ W28											
FGR=[YR=1993] W24 S29 E24 BAS=[YR=2008] S8 E19 N8 W19\$ N29\$ S29 E45 N29\$.											

TOTAL OB/XF											
13,024											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RM	202.00	200.00	1.00	LT	