TRACT 66 RP 978 & 979
IN OR 2182/519 & OR 2216/755
NASSAU VILLAGE WEST PB 5/23

KALEEL K MARK/SNYDER KATHY L REV LVG TRUST
1775 SHORE VIEW DR W
JACKSONVILLE, FL 32218

2025

37-1N-25-299F-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

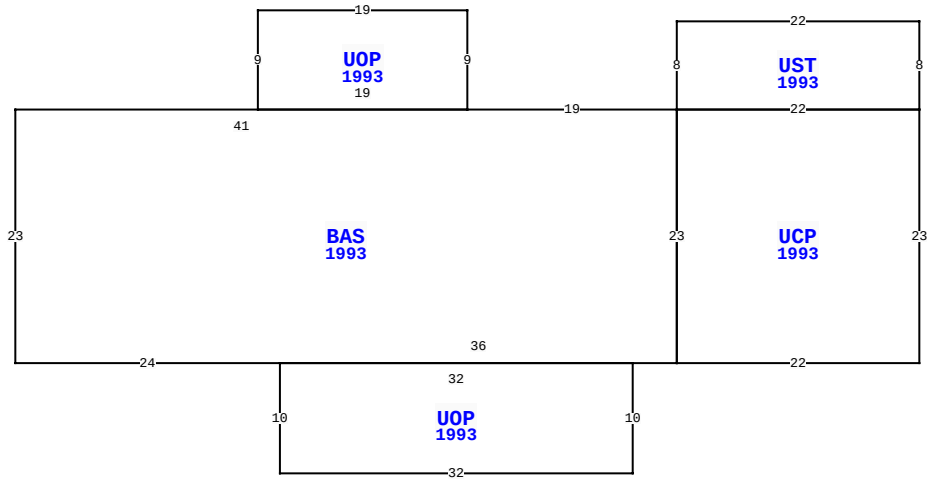
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	1,380	100	1993	1,380	33,385
UCP	506	20	1993	101	2,444
UOP	171	25	1993	43	1,040
UOP	320	25	1993	80	1,935
UST	176	55	1993	97	2,347
TOTALS	2,553			1,701	41,151

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,701	100.8000	80.64	137,169	1973	1973	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1380 HX Base Yr



540631 LEM TURNER 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	41,151
TOTAL MARKET OB/XF VALUE	1,707
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	92,858
SOH/AGL Deduction	26,746
ASSESSED VALUE	66,112
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,112
TOTAL JUST VALUE	92,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R992112	REPAIR/RRF	2,500	11/01/1999
R970615	REPAIR/RRF	3,950	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0755	8/03/2018	TD	U	I	11	100
GRANTOR: KALEEL KATHY L N/K/A						
GRANTEE: SNYDER KATHY LEWIS						
2182/0518	5/24/2016	WD	U	I	11	100
GRANTOR: BAKER NORMA						
GRANTEE: KALEEL K MARK & KAT						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W22 S8 BAS=[YR=1993] W19 UOP=[YR=1993] N9 W19 S9 E19$ W41 S23 E24 UOP=[YR=1993] S10 E32 N10 W32$ E36 UCP=[YR=1993] E22 N23 W22 S23$ N23$ E22 N8$.

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	0	0	0	1,122.00	SF	4.00	4.00	100	1974	1974	3	24	1,077	
2	0820	WOOD WALK	0	0	38	3	114.00	SF	11.75	11.75	100	2015	2015	3	47	630	

LAND DESCRIPTION

TOTAL OB/XF 1,707

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	0		RM	150.00	300.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS