

IN OR 699/1685
EX OR 185/320
EX 4-1 & 4-2

PHILLIPS DANIEL E & CONNIE M
36644 DYAL RD
CALLAHAN, FL 32011

2025

38-3N-24-0000-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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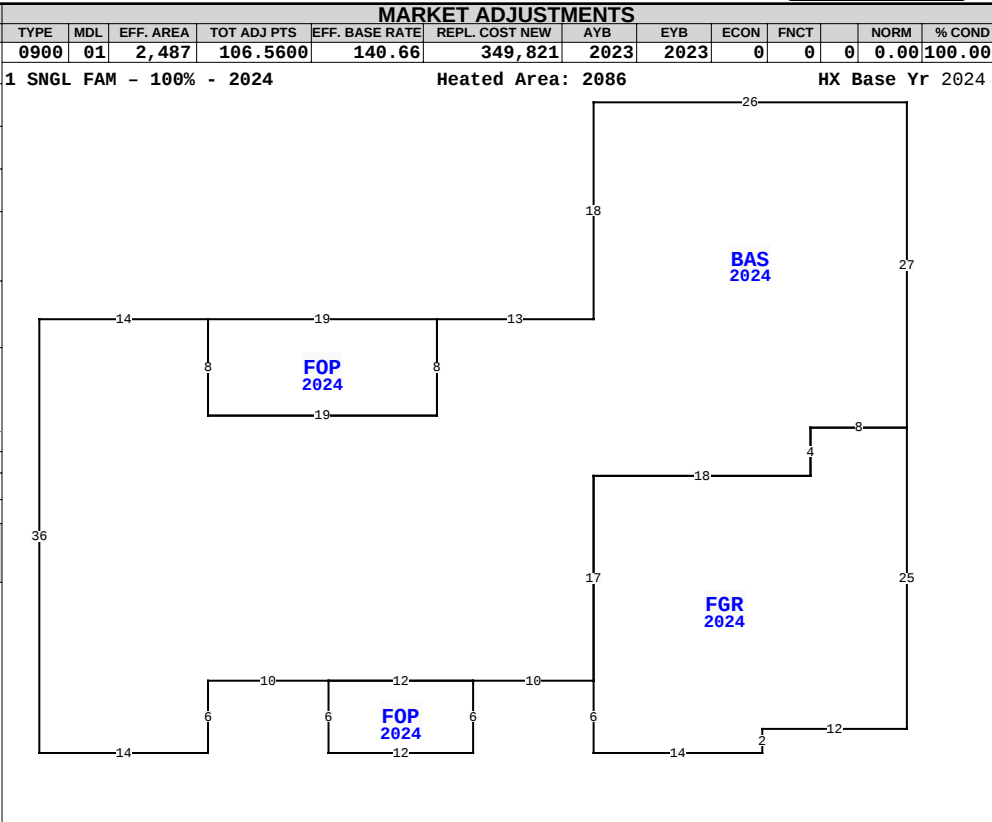
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,086	100	2024	2,086	293,417
FGR	606	55	2024	333	46,840
FOP	72	30	2024	22	3,095
FOP	152	30	2024	46	6,470

TOTALS	2,916			2,487	349,821
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,687.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	2.20



36644 DYAL RD, CALLAHAN	BLD DATE	LGL DATE	05/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	
2	0812	CONCRETE C	0	100	0	0	1,687.00	SF	4.00	4.00	100	2024	2023		100	6,748	

TOTAL OB/XF											10,248		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
OR	0.00	0.00	2.20	AC		1.00	1.00	1.00	35,000.00	35,000.00			

NASSAU COUNTY PROPERTY										PAGE 1 of 1	4
VALUATION SUMMARY										STANDARD	
VALUATION BY										Tax Group: 4	
BUILDING MARKET VALUE										Tax Dist:	
TOTAL MARKET OB/XF VALUE										349,821	
TOTAL LAND VALUE - MARKET										10,248	
TOTAL MARKET VALUE										77,000	
SOH/AGL Deduction										437,069	
ASSESSED VALUE										58,408	
TOTAL EXEMPTION VALUE										378,661	
BASE TAXABLE VALUE										50,722	
TOTAL JUST VALUE										327,939	
NCON VALUE										437,069	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										407,516	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230012412	CO ISSUED		09/27/2023
22001742	NEW CONSTR	351,790	02/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2495/0812	4/06/2021	QC	U	V	11	100
GRANTOR: EVERLY JOHNNY & MAXIN						
GRANTEE: PHILLIPS DANIEL E &						
0699/1685	3/07/1994	QC	U	I	18	100
GRANTOR: EVERLY EFFIE						
GRANTEE: EVERLY JOHNNY & MAX						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2024;ORIG=130,0] W26 S18 W13 S8 W19 N8 W14 S36 E14 N6 E10 E12 E10 N17 E18 N4 E8 N27 \$									
FOP=[YR=2024;ORIG=72,18] E19 S8 W19 N8 \$									
FOP=[YR=2024;ORIG=82,48] S6 E12 N6 W12 \$									
FGR=[YR=2024;ORIG=130,27] W8 S4 W18 S17 S6 E14 N2 E12 N25 \$									