

GROGAN ANSLEY & CHAD EVERETT JR
34343 STEEPLE CHASE WAY
CALLAHAN, FL 32011

16-1N-24-2090-0048-0000

[illegible]

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CALLAHAN, FL 32011

2026

16-1N-24-2090-0048-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		25	MOD METAL 100		6500	01	2,700	51.8880	20.24	54,648	2023	2023		0		0	2.00	98.00	VALUATION BY					STANDARD										
Roof Structur		03	GABLE/HIP 100		2 GARAGE RES 100% - 2026										Heated Area: 2700					HX Base Yr 2026					Tax Group: 6					Tax Dist:				
Roof Cover		12	MODULAR MT 100		50 54 50 BAS 2024															BUILDING MARKET VALUE					570,628									
Interior Wall		07	NONE 100																	TOTAL MARKET OB/XF VALUE					3,500									
Interior Floo		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET					188,100									
Interior Floo		01	NONE 0																	TOTAL MARKET VALUE					762,228									
Air Condition		01	NONE 100																	SOH/AGL Deduction					0									
Heating Type		01	NONE 100																	ASSESSED VALUE					762,228									
Bedrooms			0 100																	TOTAL EXEMPTION VALUE					HX HB 51,411									
Bathrooms			0.5 100																	BASE TAXABLE VALUE					710,817									
Frame		05	STEEL 100																	TOTAL JUST VALUE					762,228									
Stories		1.	1. 100																	NCON VALUE					0									
Units			0 100		INCOME VALUE																													
					PREVIOUS YEAR MKT VALUE					777,772																								
Quality		06	Quality Level 06																															
DOR CODE		0100	SINGLE FAMILY																															
MAP NUM			MKT AREA		09																													
NEIGHBORHOOD/LOC		9013.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	2,700	100	2024	2,700	53,555																													
TOTALS 2,700												34343 STEEPLE CHASE WAY, CALLAHAN						BLD DATE				LGL DATE		05/19/2026		MLU								
EXTRA FEATURES						XF DATE				LAND 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																	
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