

SIMMONS SHIRLEY
46680 MIDDLE RD
CALLAHAN, FL 32011

27-3N-25-0000-0004-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

20

FACE BRICK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 70

Interior Floo

11

CLAY TILE 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

0 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

05

NEIGHBORHOOD/LOC

5001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,914

100

1995

1,914

260,016

FSP

448

40

2012

179

24,317

PTO

120

5

2020

6

815

PTO

280

5

2025

14

1,902

TOTALS

2,762

2,113

287,051

EXTRA FEATURES

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

1995

1995

3

74

2,590

2

0940

SHEDS/PORT

0 100

24

12

288.00

SF

30.00

30.00

100

2004

2004

3

20

1,728

3

0680

POLE SHED

0 100

40

40

1,600.00

SF

10.00

10.00

100

2025

2024

03

98

15,680

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

100

0006

OR

0.00

0.00

2.00

AC

1.00

1.00

1.00

40,000.00

40,000.00

80,000

REVIEW DATE

12/18/2025

BY

TW

Total Acres:

2.00

Total Land Value:

80,000

Market:

0

Agricultural:

0

Common:

80,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,113

126.1113

175.29

370,388

1995

1995

0

0

0

22.50

77.50

1

SNGL FAM

100%

- 2021

Heated Area: 1914

HX Base Yr 2021

12

28

10

10

10

11

29

29

39

28

16

16

28

PTO

2020

PTO

2025

BAS

1995

FSP

2012

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

306,082

TOTAL MARKET OB/XF VALUE

19,998

TOTAL LAND VALUE - MARKET

80,000

TOTAL MARKET VALUE

406,080

SOH/AGL Deduction

114,295

ASSESSED VALUE

291,785

TOTAL EXEMPTION VALUE

HX HB

51,411

BASE TAXABLE VALUE

240,374

TOTAL JUST VALUE

406,080

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

397,160

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SP250010056

861-336 855-837

96,000

09/08/2025

B240010649

40 X 40 X 12 - 0

51,888

09/17/2024

90477

NEW CONSTR

64,595

11/11/1993

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2373/0242

7/02/2020

WD Q

I

01

273,000

GRANTOR: STRYCHALSKI MICHAEL &

GRANTEE: SIMMONS SHIRLEY

1996/1272

8/11/2015

SW U

I

12

145,000

GRANTOR: BAYVIEW LOAN SERVICIN

GRANTEE: STRYCHALSKI MICHAEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W11 W28 W12 W15 S29 E27 E39 N29 \$

FSP=[YR=2012;ORIG=-39,29] S16 E28 N16 W28 \$

PTO=[YR=2020;ORIG=-39,0] N10 W12 S10 E12 \$

PTO=[YR=2025;ORIG=-39,0] E28 N10 W28 S10 \$

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