

EBY TERRY & MARILYN
45113 SNICKERS TRAIL
CALLAHAN, FL 32011

28-2N-25-3060-0003-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT		CD	05 AVERAGE 100		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										
Exterior Wall		03	GABLE/HIP 100		0100		01	2,102	113.1900	118.85		249,823		1975	1980	0	0	0	18.50	81.50	STANDARD										
Roof Structur		03			1		SINGLE FAM		100% - 2003		Heated Area: 1808								HX Base Yr 2003		Tax Group: 6										
Roof Cover		03	COMP SHNGL 100																		Tax Dist:										
Interior Wall		04	PLYWOOD 50																		BUILDING MARKET VALUE										
Interior Wall		05	DRYWALL 50																		TOTAL MARKET OB/XF VALUE										
Interior Floo		14	CARPET 60																		TOTAL LAND VALUE - MARKET										
Interior Floo		07	CORK/VTILE 40																		TOTAL MARKET VALUE										
Air Condition		03	CENTRAL 100																		SOH/AGL Deduction										
Heating Type		04	AIR DUCTED 100																		ASSESSED VALUE										
Bedrooms		3	100																		TOTAL EXEMPTION VALUE										
Bathrooms		2	100																		HX HB										
Frame		02	WOOD FRAME 100																		BASE TAXABLE VALUE										
Stories		1.	1. 100																		TOTAL JUST VALUE										
Units		0	100																		NCON VALUE										
BUD8 Adjustme		06	DIST 1D 100																		INCOME VALUE										
Occupancy		00	NONE 100																		PREVIOUS YEAR MKT VALUE										
Quality		05	Quality Level 05																												
DOR CODE		5000	IMPROVED AG																												
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		1,808	100	1993	1,808	175,128																									
FCP		608	25	1993	152	14,723																									
FOP		78	30	1993	23	2,228																									
FOP		192	30	1993	58	5,618																									
FST		32	55	1993	18	1,743																									
FST		32	55	1993	18	1,743																									
UOP		32	20	1993	6	581																									
UOP		96	20	1993	19	1,840																									
TOTALS		2,878			2,102	203,606																									
EXTRA FEATURES		45113 SNICKERS TRL, CALLAHAN																													
BLD DATE																															
XF DATE																															
INC DATE																															
LGL DATE																															
LAND DATE																															
AG DATE																						05/07/2026 MLU									
																						02/27/2025 KBA									
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	0680	POLE SHED	0 100	30 24	720.00	SF	10.00	10.00	100	1981	1981	3	20	1,440																	

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