IN OR 769/910 & OR 2216/747

KALEEL K MARK/SNYDER KATHY L REV LVG TRUST
1775 SHOREVIEW DRIVE WEST
JACKSONVILLE, FL 32218

**2026**

**29-2N-25-0000-0053-0040**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 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 | | 1.5 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 01 | DIST CA 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 07

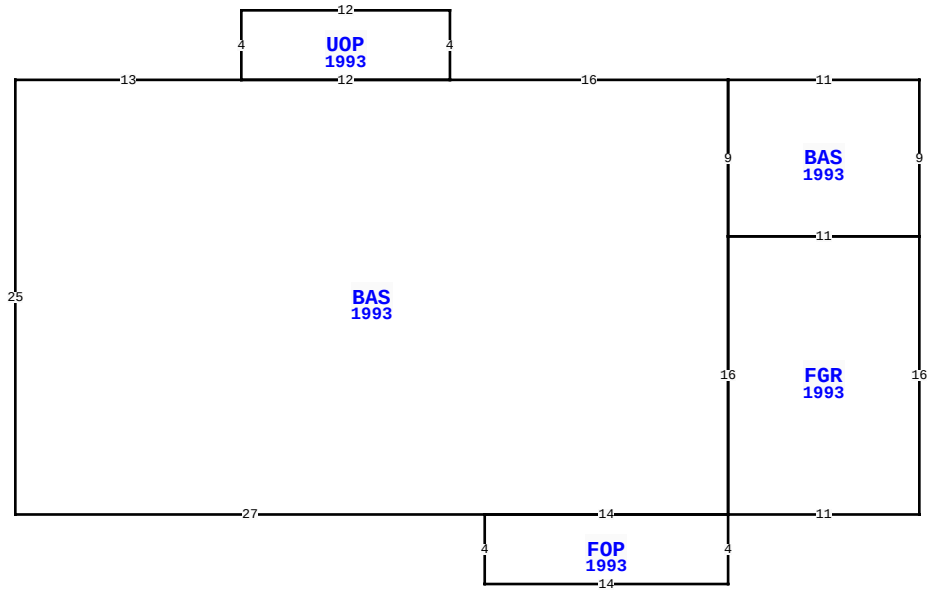
NEIGHBORHOOD/LOC 7001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 99 | 100 | 1993 | 99 | 9,280 |
| BAS | 1,025 | 100 | 1993 | 1,025 | 96,076 |
| FGR | 176 | 55 | 1993 | 97 | 9,092 |
| FOP | 56 | 30 | 1993 | 17 | 1,593 |
| UOP | 48 | 20 | 1993 | 10 | 937 |
| TOTALS | 1,404 | | | 1,248 | 116,978 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,248 | 109.6040 | 115.08 | 143,620 | 1987 | 1987 | 0 | 0 | 0 | 18.55 | 81.45 |

1 SINGLE FAM 0% - 0 Heated Area: 1124 HX Base Yr




45156 EWING PARK RD, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 116,978 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 47,600 |
| TOTAL MARKET VALUE | 164,578 |
| SOH/AGL Deduction | 8,850 |
| ASSESSED VALUE | 155,728 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 155,728 |
| TOTAL JUST VALUE | 164,578 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 167,663 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4230 | REPAIR/RRF | 0 | 01/01/2019 |
| P2556 | REMODEL | 0 | 12/30/2002 |
| 2131 | NEW CONSTR | 20,000 | 03/30/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2216/0747 | 8/03/2018 | TD | U | I | 11 | 100 |

GRANTOR: KALEEL KATHY L N/K/A
GRANTEE: SNYDER KATHY LEWIS

| | | | | | | |
|---|---|---|---|---|---|---|
| 0769/0910 | 8/27/1996 | WD | Q | I | | 64,500 |

GRANTOR: ELSWICK JAMIE M & SHI
GRANTEE: KALEEL K MARK & KAT

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-11,0] W16 W12 W13 S25 E27 E14 N16 N9 $
FGR=[YR=1993;ORIG=-11,25] E11 N16 W11 S16 $
BAS=[YR=1993;ORIG=0,0] W11 S9 E11 N9 $
FOP=[YR=1993;ORIG=-25,25] S4 E14 N4 W14 $
UOP=[YR=1993;ORIG=-27,0] N4 W12 S4 E12 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 0006 | RM - | C70.00 | 209.00 | 70.00 | FF | | 1.00 | 1.00 | 1.00 | 680.00 | 680.00 | 47,600 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 47,600 Market: 0 Agricultural: 0 Common: 47,600 PRINTED 07/09/2026 BY SYS