IN OR 597/118 & OR 2216/751

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

2026

29-2N-25-0000-0053-0070

BUILDING CHARACTERISTICS

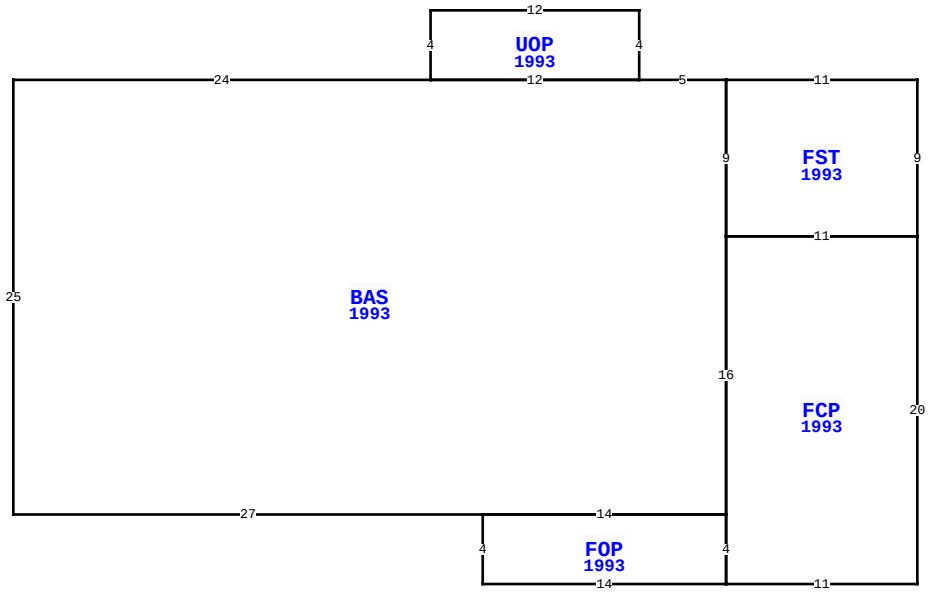
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	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	1,025	100	1993	1,025	88,712
FCP	220	25	1993	55	4,760
FOP	56	30	1993	17	1,471
FST	99	55	1993	54	4,674
UOP	48	20	1993	10	866
TOTALS	1,448			1,161	100,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,161	101.7600	106.85	124,053	1987	1987	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr



45168 EWING PARK RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	100,483
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	46,920
TOTAL MARKET VALUE	147,403
SOH/AGL Deduction	9,964
ASSESSED VALUE	137,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,439
TOTAL JUST VALUE	147,403
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4231	REPAIR/RRF	0	01/01/2019
2132	N/A	20,000	03/30/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/0751	8/03/2018	TD	U	I	11	100

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

0597/0118	5/11/1990	WD	Q	I		51,200

GRANTOR: GARDNER GRANT & C
GRANTEE: KALEEL K & KATHY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-11,0] W5 W12 W24 S25 E27 E14 N16 N9 $
FCP=[YR=1993;ORIG=-11,29] E11 N20 W11 S16 S4 $
FST=[YR=1993;ORIG=0,0] W11 S9 E11 N9 $
FOP=[YR=1993;ORIG=-25,25] S4 E14 N4 W14 $
UOP=[YR=1993;ORIG=-16,0] N4 W12 S4 E12 $
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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 -	C69.00	209.00	69.00	FF		1.00	1.00	1.00	680.00	680.00	46,920							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 46,920 Market: 0 Agricultural: 0 Common: 46,920 PRINTED 07/09/2026 BY SYS