PT SEC 36-3N-24E
IN OR 2046/413
ESMT OR 1533/1772, OR 2653-80

STEED CHARLES MICHAEL & SHELLY MARIE
36801 DYAL RD
CALLAHAN, FL 32011

2026

36-3N-24-0000-0007-0020

BUILDING CHARACTERISTICS

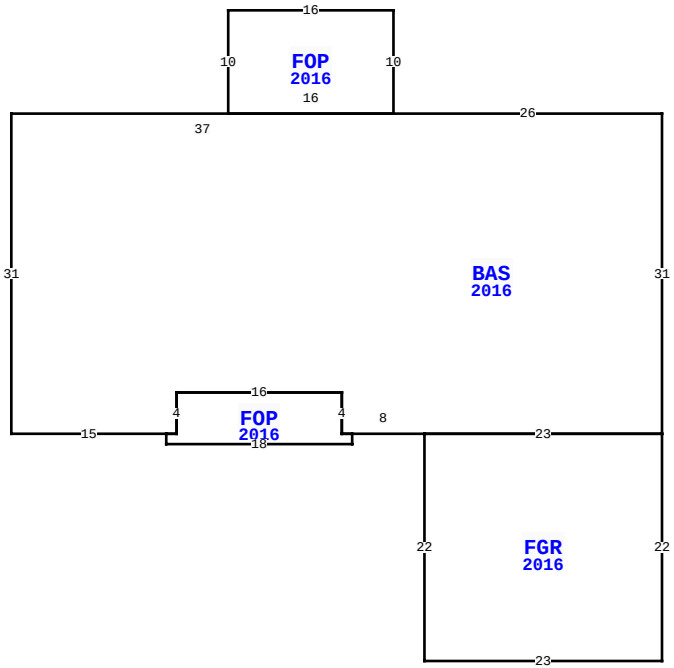
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,889	100	2016	1,889	325,506
FGR	506	55	2016	278	47,904
FOP	82	30	2016	25	4,308
FOP	160	30	2016	48	8,271
TOTALS	2,637			2,240	385,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,240	132.9400	184.79	413,930	2016	2016	0	0	0	6.75	93.25

1 SNGL FAM 100% - 2010 Heated Area: 1889 HX Base Yr 2010



36801 DYAL RD, CALLAHAN

BLD DATE	12/23/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		431,951
TOTAL MARKET OB/XF VALUE		66,043
TOTAL LAND VALUE - MARKET		74,605
TOTAL MARKET VALUE		572,599
SOH/AGL Deduction		198,505
ASSESSED VALUE		374,094
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,683
TOTAL JUST VALUE		572,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1805818	SWIM POOL	31,000	06/07/2018
B1632427	CO ISSUED	0	12/12/2016
B1632427	NEW CONSTR	231,009	06/30/2016
C5017	CO ISSUED	0	11/01/2007
MH5017	MH MOVE-ON	0	11/01/2007
P12869	OTHER	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2046/0413	5/16/2016	QC	U	I	11	100
GRANTOR: STEED CHARLES MICHAEL						
GRANTEE: STEED CHARLES MICHA						
1998/0337	8/19/2015	QC	U	I	11	100
GRANTOR: STEED CHARLES MICHAEL						
GRANTEE: STEED CHARLES MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W26 FOP=[YR=2016] N10 W16 S10 E16$ W37 S31 E15
FOP=[YR=2016] S1 E18 N1 W1 N4 W16 S4 W1$ E1 N4 E16 S4 E8
FGR=[YR=2016] S22 E23 N22 W23$ E23 N31$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	90	3,150	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2015	2015	3	60	3,000	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
9	0300	BOAT DCK W	0	100	0	0	130.00	SF	20.00	20.00	100	2019	2019	3	84	2,184	
10	0350	CARPORT WD	0	100	24	20	480.00	SF	13.00	13.00	100	2020	2020	3	82	5,117	
11	0351	CARPORT MT	0	100	30	30	900.00	SF	6.90	6.90	100	2020	2020	3	82	5,092	

LAND DESCRIPTION

TOTAL OB/XF 66,043

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	100	0005	OR	0.00	0.00	2.14	AC		1.00	1.00	1.00	34,000.00	34,000.00	72,760							
2	009630	C	SWAMP	100		OR	0.00	0.00	3.69	AC		1.00	1.00	1.00	500.00	500.00	1,845							

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.83 Total Land Value: 74,605 Market: 0 Agricultural: 0 Common: 74,605 PRINTED 07/09/2026 BY SYS

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CALLAHAN, FL 32011

2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

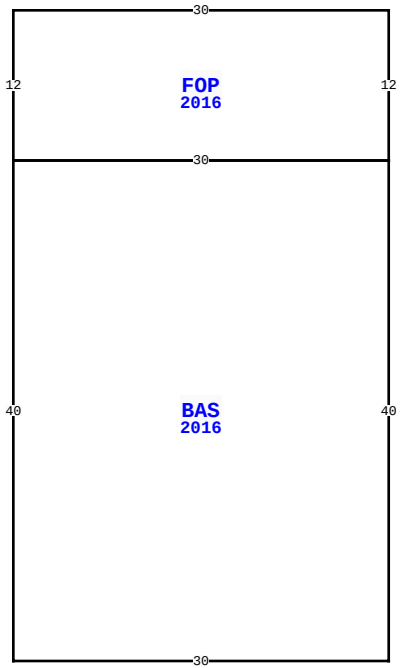
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2016	1,200	42,165
FOP	360	30	2016	108	3,796
TOTALS	1,560			1,308	45,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	1,308	37.0760	14.46	18,914	2015	2015	0	0	243	11.00	243.00

2 GARAGE RES 100% - 2010 Heated Area: 1200 HX Base Yr 2010



36801 DYAL RD, CALLAHAN

BLD DATE	12/23/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,683
TOTAL JUST VALUE		572,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20015	ELEC OTHER	0	09/01/2007
M13291	MECH OTHER	0	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2046/0413	5/16/2016	QC	U	I	11	100
GRANTOR: STEED CHARLES MICHAEL						
GRANTEE: STEED CHARLES MICHA						
1998/0337	8/19/2015	QC	U	I	11	100
GRANTOR: STEED CHARLES MICHAEL						
GRANTEE: STEED CHARLES MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W30 S12 BAS=[YR=2016] S40 E30 N40 W30$ E30 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.83 Total Land Value: 74,605 Market: 0 Agricultural: 0 Common: 74,605 PRINTED 07/09/2026 BY SYS