

PT OF GOVT LOT 1  
IN OR 2187/496  
EX R/W OR 723/724

TULLY JOHN & NICKI  
36730 DYAL ROAD  
CALLAHAN, FL 32011

2026

36-3N-24-0000-0008-0010



| BUILDING CHARACTERISTICS                                                                                                                                                         |            |                |                                                                                                            |       |           | MARKET ADJUSTMENTS |                |                |             |           |             |           |        |                 |                   |                       |                                    | NASSAU COUNTY PROPERTY      |      |         |      |     |    |        |  |  |  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|----------------|------------------------------------------------------------------------------------------------------------|-------|-----------|--------------------|----------------|----------------|-------------|-----------|-------------|-----------|--------|-----------------|-------------------|-----------------------|------------------------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| ELEMENT                                                                                                                                                                          | CD         | CONSTRUCTION   | TYPE                                                                                                       | MDL   | EFF. AREA | TOT ADJ PTS        | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB       | ECON        | FNCT      | NORM   | % COND          | VALUATION SUMMARY |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Exterior Wall                                                                                                                                                                    | 05         | AVERAGE 100    | 0100                                                                                                       | 01    | 1,653     | 139.1500           | 146.11         | 241,520        | 1979        | 1990      | 0           | 0         | 0      | 16.00           | 84.00             | VALUATION BY STANDARD |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Structur                                                                                                                                                                    | 03         | GABLE/HIP 100  | 2 SINGLE FAM 100% - 2019                                                                                   |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | Heated Area: 1200 HX Base Yr 2019  |                             |      |         |      |     |    |        |  |  |  |  |  |
| Roof Cover                                                                                                                                                                       | 03         | COMP SHNGL 100 | <div><div>FCP 1993</div><div>FCP 1993</div><div>FST 1993</div><div>BAS 1993</div><div>FOP 1993</div></div> |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | Tax Group: 4 Tax Dist:             |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Wall                                                                                                                                                                    | 06         | CUST PANEL 100 |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | BUILDING MARKET VALUE 202,877      |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                                                    | 13         | LVT/LAMMT 50   |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | TOTAL MARKET OB/XF VALUE 1,412     |                             |      |         |      |     |    |        |  |  |  |  |  |
| Interior Floo                                                                                                                                                                    | 14         | CARPET 50      |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | TOTAL LAND VALUE - MARKET 137,760  |                             |      |         |      |     |    |        |  |  |  |  |  |
| Air Condition                                                                                                                                                                    | 03         | CENTRAL 100    |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | TOTAL MARKET VALUE 342,049         |                             |      |         |      |     |    |        |  |  |  |  |  |
| Heating Type                                                                                                                                                                     | 04         | AIR DUCTED 100 |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | SOH/AGL Deduction 137,616          |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bedrooms                                                                                                                                                                         | 2          | 100            |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | ASSESSED VALUE 204,433             |                             |      |         |      |     |    |        |  |  |  |  |  |
| Bathrooms                                                                                                                                                                        | 2          | 100            |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | TOTAL EXEMPTION VALUE HX HB 51,411 |                             |      |         |      |     |    |        |  |  |  |  |  |
| Frame                                                                                                                                                                            | 02         | WOOD FRAME 100 |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | BASE TAXABLE VALUE 153,022         |                             |      |         |      |     |    |        |  |  |  |  |  |
| Stories                                                                                                                                                                          | 1.         | 1. 100         |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       | TOTAL JUST VALUE 342,049           |                             |      |         |      |     |    |        |  |  |  |  |  |
| Units                                                                                                                                                                            | 0          | 100            | NCON VALUE 0                                                                                               |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| BUD8 Adjustme                                                                                                                                                                    | 04         | DIST 01 100    | INCOME VALUE                                                                                               |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| Occupancy                                                                                                                                                                        | 00         | NONE 100       | PREVIOUS YEAR MKT VALUE 343,606                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| PERMIT NUM DESCRIPTION AMT ISSUED                                                                                                                                                |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 18002827 REPAIR/RRF 7,475 04/10/2018                                                                                                                                             |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| SALES DATA                                                                                                                                                                       |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE                                                                                                                       |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2187/0496 3/30/2018 WD Q I 02 189,000                                                                                                                                            |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| GRANTOR: HEALEY JOANNE M                                                                                                                                                         |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| GRANTEE: TULLY JOHN & NICKI                                                                                                                                                      |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 0866/0101 2/05/1999 WD Q I 01 100                                                                                                                                                |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| GRANTOR: HEALEY WILLIAM R                                                                                                                                                        |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| GRANTEE: HEALEY WILLIAM R &                                                                                                                                                      |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| BUILDING NOTES                                                                                                                                                                   |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| BUILDING DIMENSIONS                                                                                                                                                              |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| FCP=[YR=1993] W30 S40 E30 N14 FST=[YR=1993] N6 W5 S6 E5 \$ W5 N6 E5 N20 \$ PTR= E15 BAS=[YR=1993] E11 FOP=[YR=1993] N4 E25 S48 W36 N4 E30 N40 W19 \$ E19 S40 W30 N40 \$ W15 \$ . |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| TOTALS 2,884 1,653 202,877                                                                                                                                                       |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 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             |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 2                                                                                                                                                                                | 0681       | POLE SHED      | 0 100                                                                                                      | 20 15 | 300.00    | SF                 | 15.00          | 15.00          | 100         | 1984      | 1984        | 3         | 20     | 900             |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| 3                                                                                                                                                                                | 0680       | POLE SHED      | 0 100                                                                                                      | 16 16 | 256.00    | SF                 | 10.00          | 10.00          | 100         | 1992      | 1992        | 3         | 20     | 512             |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                 |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |
| L N                                                                                                                                                                              | USE CODE   | CLS            | LAND USE DESCRIPTION                                                                                       | CAP   | R D       | LOC ZONE           | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE | D T         | DPHT 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           | 4.92        | AC        |             | 1.00      | 1.00   | 1.00            | 28,000.00         | 28,000.00             | 137,760                            |                             |      |         |      |     |    |        |  |  |  |  |  |
| REVIEW DATE 01/01/2023 BY CD Total Acres: 4.92 Total Land Value: 137,760 Market: 0 Agricultural: 0 Common: 137,760 PRINTED 07/09/2026 BY SYS                                     |            |                |                                                                                                            |       |           |                    |                |                |             |           |             |           |        |                 |                   |                       |                                    |                             |      |         |      |     |    |        |  |  |  |  |  |