IN OR 2166/478

POWELL PRESTON D & BLANCHE L
36637 DYAL RD
CALLAHAN, FL 32011

2026

38-3N-24-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

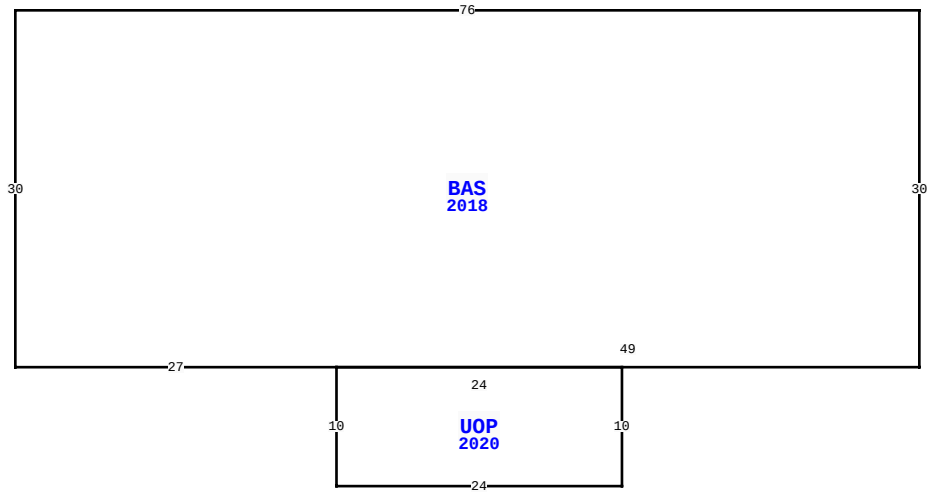
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2018	2,280	247,080
UOP	240	20	2020	48	5,202
TOTALS	2,520			2,328	252,281

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,328	117.6000	111.72	260,084	2018	2018	0	0	0	3.00	97.00

1 SFR MODULR 100% - 2019 Heated Area: 2280 HX Base Yr 2019



36637 DYAL RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		252,281
TOTAL MARKET OB/XF VALUE		19,155
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		355,436
SOH/AGL Deduction		165,143
ASSESSED VALUE		190,293
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,882
TOTAL JUST VALUE		355,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010025	CARPORT	21,735	10/21/2020
18007597	CO ISSUED	0	07/26/2018
18006866	CARPORT	12,428	07/05/2018
18003208	MODULAR HM	0	04/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2166/0478	12/22/2017	WD	Q	V	01	44,900
GRANTOR: RICHARDSON CHRISTOPHE						
GRANTEE: POWELL PRESTON D &						
1445/1385	9/20/2006	WD	Q	I		55,000
GRANTOR: GAMBLE DOYLE						
GRANTEE: RICHARDSON CHRISTOP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S30 E27 UOP=[YR=2020] S10 E24 N10 W24$ E49 N30$.

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	0350	CARPORT WD	0	100	30	30	900.00	SF	13.00	13.00	100	2020	2020	3	82	9,594	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2019	2019	3	78	6,739	
4	0680	POLE SHED	0	100	24	14	336.00	SF	10.00	10.00	100	2019	2019	3	84	2,822	

LAND DESCRIPTION

TOTAL OB/XF 19,155

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	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS