LOT 4
IN OR 1379/605
GARDEN POINT UNIT 2 PB 6/151

BOYD NATHAN & DEBORAH
54222 HUCKLEBERRY LANE
CALLAHAN, FL 32011

2023

03-1N-25-0621-0004-0000

BUILDING CHARACTERISTICS

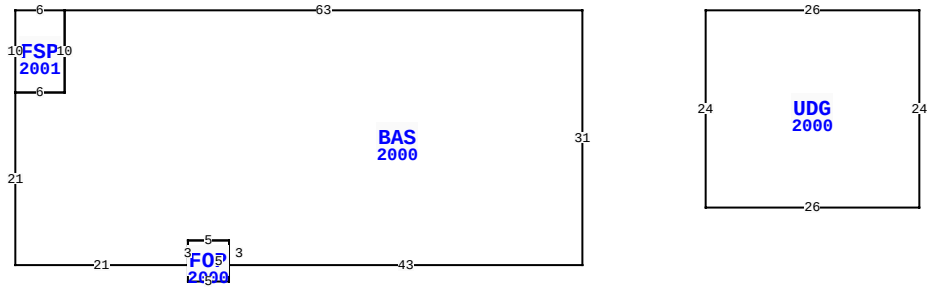
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	2,064	198,646
FOP	25	30	8	770
FSP	60	40	24	2,310
UDG	624	55	343	33,012
TOTALS	2,773		2,439	234,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,439	96.4026	114.48	279,217	2000	2000	0	0	0	15.93	84.07

1 SNGL FAM – 100% - 2006 Heated Area: 2064 HX Base Yr 2006



54222 HUCKLEBERRY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,784
TOTAL MARKET OB/XF VALUE		22,751
TOTAL LAND VALUE - MARKET		68,600
TOTAL MARKET VALUE		334,135
SOH/AGL Deduction		165,933
ASSESSED VALUE		168,202
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,202
TOTAL JUST VALUE		334,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632463	XFOB	13,392	06/01/2016
B00	NEW CONSTR	98,872	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1379/0605	1/05/2006	WD	U	I	21	295,000
GRANTOR: HAMELIN TYRONE R & CH						
GRANTEE: BOYD NATHAN & DEBOR						
0907/0392	11/08/1999	WD	U	V	01	100
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: HEMELIN TYRONE & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W63 FSP=[YR=2001] W6 S10 E6 N10 $ S10 W6 S21 E21 FOP=[YR=2000] S2 E5 N5 W5 S3 $ N3 E5 S3 E43 N31 $ PTR= E15 UDG=[YR=2000] E26 S24 W26 N24 $ W15 $.

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	2000	2000	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	1,690.00	SF	4.00	4.00	100	2001	2001	3	82	5,543	
3	0861	POOL GUNIT	0	100	27	14	378.00	SF	85.00	85.00	100	2001	2001	3	29	9,318	
4	0845	KOOL DECK	0	100	0	0	787.00	SF	7.25	7.25	100	2001	2001	3	82	4,679	
5	0092	AUTO GATE	0	100	0	0	1.00	UT	875.00	875.00	100	2005	2005	3	27	236	

LAND DESCRIPTION

TOTAL OB/XF 22,751

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	000115	C	SFR ACRES	100	0005		0.00	0.00	1.96	AC		1.00	1.00	1.00	35,000.00	35,000.00	68,600							

REVIEW DATE 09/29/2020 BY KBA Total Acres: 1.96 Total Land Value: 68,600 Market: 0 Agricultural: 0 Common: 68,600 PRINTED 08/02/2023 BY SYS

LOT 4
IN OR 1379/605
GARDEN POINT UNIT 2 PB 6/151

BOYD NATHAN & DEBORAH
54222 HUCKLEBERRY LANE
CALLAHAN, FL 32011

2023

03-1N-25-0621-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

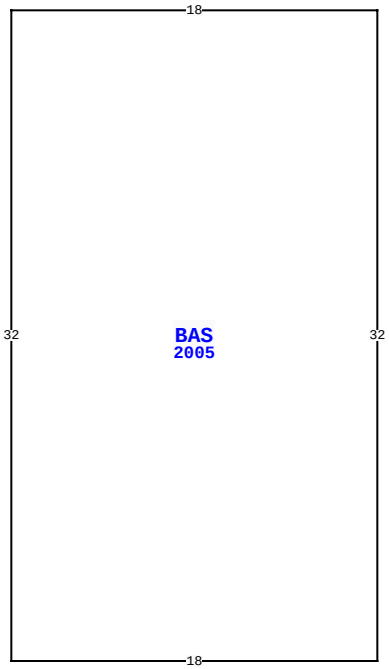
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	8,046
TOTALS	576		576	8,046

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	576	52.5000	18.38	10,587	2005	2005	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2006 Heated Area: 576 HX Base Yr 2006



54222 HUCKLEBERRY LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		242,784
TOTAL MARKET OB/XF VALUE		22,751
TOTAL LAND VALUE - MARKET		68,600
TOTAL MARKET VALUE		334,135
SOH/AGL Deduction		165,933
ASSESSED VALUE		168,202
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		118,202
TOTAL JUST VALUE		334,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0605	1/05/2006	WD	U	I	21	295,000
GRANTOR: HAMELIN TYRONE R & CH						
GRANTEE: BOYD NATHAN & DEBOR						
0907/0392	11/08/1999	WD	U	V	01	100
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: HEMELIN TYRONE & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W18 S32 E18 N32$.

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

REVIEW DATE 09/29/2020 BY KBA Total Acres: 1.96 Total Land Value: 68,600 Market: 0 Agricultural: 0 Common: 68,600 PRINTED 08/02/2023 BY SYS