

BLOCK 1 LOT 6
IN OR 1531/1754
ESMT IN OR 480/370

HUTCHINSON BRENDA B/HUNT DONALD L
54163 HERON ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0001-0060



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	14	CARPET 70		
Interior Floo	08	SHT VINYL 30		
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		
Quality	03	Quality Level 03		
DOR CODE	0200	MOBILE HOME		
MAP NUM		MKT AREA	08	
NEIGHBORHOOD/LOC	8025.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1,422	60,457
DKC	640	15	96	4,081
TOTALS	2,062		1,518	64,538

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,518	116.8000	81.76	124,112	2002	2002	0	0	0	48.00	52.00	
2 M/H 94+ - 0% - 0 Heated Area: 1422 HX Base Yr													
54163 HERON RD, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY					PAGE 1 of 1		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				64,538			
TOTAL MARKET OB/XF VALUE				6,146			
TOTAL LAND VALUE - MARKET				35,000			
TOTAL MARKET VALUE				105,684			
SOH/AGL Deduction				15,738			
ASSESSED VALUE				89,946			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				89,946			
TOTAL JUST VALUE				105,684			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				85,410			

EXTRA FEATURES										54163 HERON RD, CALLAHAN				INC DATE		AG DATE	
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
6	0350	CARPORT WD	0	0	0	0	100.00	SF	13.00	13.00	100	2012	2012	3	60	780	
7	0350	CARPORT WD	0	0	0	0	480.00	SF	13.00	13.00	100	2018	2018	3	86	5,366	