

BLOCK 2 LOT 2
IN OR 626 PG 583
NASSAU PLANTATIONS UNR

MCCART LARRY H & GAIL H
54054 HERON ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0002-0020



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	PAGE 1 of 2 6													
Exterior Wall	15	CONC BLOCK 70	0100	01	1,503	110.3640	99.60	149,699	1977	1981	0	0	23.50	76.50	VALUATION BY STANDARD													
Exterior Wall	19	COMMON BRK 30	1 SINGLE FAM - 100% - 1979												Heated Area: 1470 HX Base Yr 1979													
Roof Structure	03	GABLE/HIP 100													Tax Group: 6 Tax Dist:													
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE 114,520													
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE 26,478													
Interior Floo	14	CARPET 70													TOTAL LAND VALUE - MARKET 35,000													
Interior Floo	08	SHT VINYL 30													TOTAL MARKET VALUE 175,998													
Air Condition	03	CENTRAL 100													SOH/AGL Deduction 70,902													
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE 105,096													
Bedrooms	3	100													TOTAL EXEMPTION VALUE HX HB VX SL 105,096													
Bathrooms	2	100													BASE TAXABLE VALUE 0													
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE 175,998													
Stories	1.	1. 100	NCON VALUE 0																									
Units	0	100	INCOME VALUE																									
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE 144,843																									
Occupancy	00	NONE 100																										
Quality	03	Quality Level 03																										
DOR CODE	0100	SINGLE FAMILY																										
MAP NUM		MKT AREA	08																									
NEIGHBORHOOD/LOC	8025.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,270	100	1,270	96,766																								
BAS	200	100	200	15,239																								
FST	60	55	33	2,515																								
TOTALS	1,530		1,503	114,520																								
EXTRA FEATURES				54054 HERON RD, CALLAHAN																								
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											
1	0810	CONCRETE A	0	100	0	0	412.00	SF	6.50	6.50	100	1977	1977	3	29	777												
2	0845	KOOL DECK	0	100	0	0	693.00	SF	7.25	7.25	100	1991	1991	3	64	3,216												
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100												
4	1242	WD DECK A	0	100	15	8	120.00	SF	10.00	10.00	100	1990	1990	3	20	240												
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	1985	1985	3	20	2,016												
6	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	1991	1991	3	20	5,950												
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1993	1993	3	20	384												
8	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1993	1993	3	20	288												
9	0940	SHEDS/PORT	0	100	10	18	180.00	SF	30.00	30.00	100	2009	2009	3	45	2,430												
10	0476	VF 6 SBPL	0	100	0	0	323.00	LF	32.00	32.00	100	2011	2011	3	83	8,579												
LAND DESCRIPTION				TOTAL OB/XF 25,980																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000											
REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS																												

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