

BLOCK 2 LOT 9
IN OR 1143/1004
NASSAU PLANTATIONS UNR

HYATT ARLIE T & MICKEY
54246 HERON ROAD
CALLAHAN, FL 32011

2023

10-1N-25-2880-0002-0090



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	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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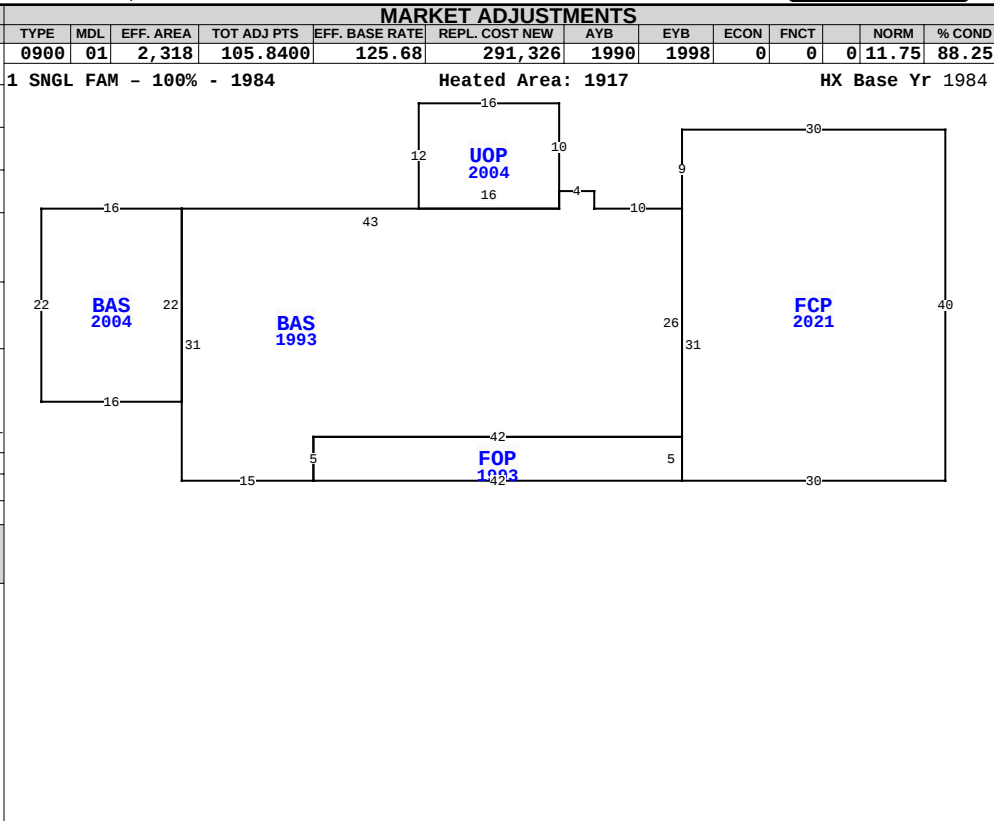
NEIGHBORHOOD/LOC	8025.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,565	100	1,565	173,578
BAS	352	100	352	39,041
FCP	1,200	25	300	33,274
FOP	210	30	63	6,988
UOP	192	20	38	4,215

TOTALS	3,519		2,318	257,095
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0812	CONCRETE C	0	100	40	30	1,200.00	SF	4.00	4.00	
4	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	
5	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	



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

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

54246 HERON RD, CALLAHAN

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		257,095	
TOTAL MARKET OB/XF VALUE		17,378	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		309,473	
SOH/AGL Deduction		158,126	
ASSESSED VALUE		151,347	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		101,347	
TOTAL JUST VALUE		309,473	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,037	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009057	CARPORT	21,735	09/29/2020
B1633651	XFOB	6,964	12/01/2016
B12740	XFOB	1,500	05/01/2004
B995834	ADDITION	14,784	01/03/1999
4478	N/A	50,268	11/03/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1143/1004	6/09/2003	WD	U	I	01	100	
GRANTOR: DUNHAM MICKEY HARRIS							
GRANTEE: HYATT ARLIE T & MIC							
1143/1001	6/09/2003	QC	U	I	06	100	
GRANTOR: OSBOURNE GEORGE D JR							
GRANTEE: HYATT MICKEY & ARLI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2021] W30 S9 BAS=[YR=1993] W10 N2 W4 UOP=[YR=2004] N10 W16 S12 E16 N2 \$ S2 W43 BAS=[YR=2004] W16 S22 E16 N22 \$ S31E15 FOP=[YR=1993] E42 N5 W42 S5 \$ N5 E42 N26 \$ S31 E30 N40\$.											