OR 229 PG 243
EX 1-26

GORDON GRACE L
54162 HURST ROAD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

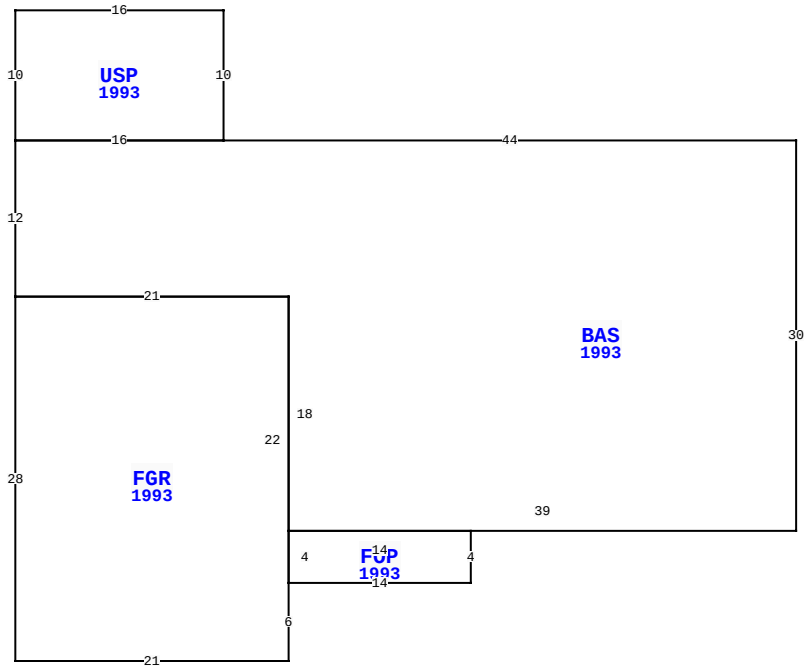
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1,422	103,468
FGR	588	55	323	23,503
FOP	56	30	17	1,237
USP	160	30	48	3,493
TOTALS	2,226		1,810	131,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,810	125.0000	112.81	204,186	1971	1971	0	0	0	35.50	64.50

1 SINGLE FAM – 100% - 0 Heated Area: 1422 HX Base Yr



54162 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		131,700
TOTAL MARKET OB/XF VALUE		23,871
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		235,571
SOH/AGL Deduction		92,622
ASSESSED VALUE		142,949
TOTAL EXEMPTION VALUE	HX HB SL	134,699
BASE TAXABLE VALUE		8,250
TOTAL JUST VALUE		235,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9086	MH MOVE-ON	7,000	10/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0082/0223	1/01/1968	TA	U	V		4,200

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 USP=[YR=1993] N10 W16 S10 E16$ W16 S12 FGR=[YR=1993] S28 E21 N6 FOP=[YR=1993] E14 N4 W14 S4$ N22 W21$ E21 S18 E39 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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	1971	1971	3	20	720	
2	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1980	1980	3	35	8,736	
3	0812	CONCRETE C	0	100	0	0	1,382.00	SF	4.00	4.00	100	1980	1980	3	35	1,935	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
6	1242	WD DECK A	0	100	20	12	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 23,871

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	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 07/08/2021 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS