

HOLLINGER JOSEPH
54344 HURST RD
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

03

FACE BRICK 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 70

Interior Floo

14

CARPET 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame

02

WOOD FRAME 100

Stories Units

1.

1. 100
0 100

BUD8 Adjustme

06

DIST 1D 100

Occupancy

00

NONE 100

Quality

01

Quality Level 01

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

1,228

100

1,228

120,288

FGR

456

55

251

24,587

FOP

108

30

32

3,135

FST

248

55

136

13,322

PTO

460

5

23

2,253

UOP

81

20

16

1,567

USP

900

30

270

26,448

TOTALS

3,481

1,956

191,597

EXTRA FEATURES

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

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

1,956

98.7840

117.31

229,458

1990

2000

0

0

16.50

83.50

1 SNGL FAM - 100% - 2021

Heated Area: 1228

HX Base Yr 2021

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

54344 HURST RD, CALLAHAN

54344

HURST RD,

CALLAHAN

TOTAL OB/XF

0

REVIEW DATE

10/14/2021

BY

KB

Total Acres:

1.00

Total Land Value:

35,000

Market:

0

Agricultural:

0

Common:

35,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

220,489

0

35,000

255,489

69,736

185,753

50,000

135,753

255,489

0

210,401

PERMIT NUM

DESCRIPTION

AMT

ISSUED

21009538

GARAGE

61,536

07/21/2021

19006041

REPAIR/RRF

12,544

07/01/2019

B173304

REPAIR/RRF

1,500

05/01/2017

M11365

MECH OTHER

0

04/01/2006

P10971

OTHER

0

04/01/2006

E10057

NEW CONSTR

0

07/01/2002

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2286/1065

6/20/2019

SW U

I

12

71,400

GRANTOR: LEHMAN XS TRUST

GRANTEE: HOLLINGER JOSEPH

2261/1675

3/07/2019

CT U

I

18

100

GRANTOR: CLERK OF COURT

GRANTEE: LEHMAN XS TRUST

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] N20 W23 USP=[YR=2021] W45 S20 E45 N20\$ S20 W45 BAS=[YR=1993] S30 E21 UOP=[YR=1994] S3 E27 N3 FST=[YR=1993] E20 N11 FGR=[YR=1993] N19 W24 S19 E24\$ W24 S7 FOP=[YR=1993] W23 S4E27 N4 W4\$ E4 S4\$ W27\$N4 E23 N26 W44\$ E68 \$.

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