

IN OR 1484/920
ESMT OR 505/1036
EX R/W OR 118/248

JOHNS DAVID & TINA
54454 HURST RD
CALLAHAN, FL 32011-7226

2023

16-1N-25-0000-0001-0130



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 1 6													
Exterior Wall	20	FACE BRICK 100	0900	01	3,043	101.2000	120.18	365,708	2007	2012	0	0	7.50	92.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	4 SNGL FAM - 100% - 2009													Heated Area: 2659												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2009												
Interior Wall	05	DRYWALL 100																										
Interior Floo	12	HARDWOOD 60																										
Interior Floo	14	CARPET 40																										
Air Condition	03	CENTRAL 100																										
Heating Type	04	AIR DUCTED 100																										
Bedrooms		4 100																										
Bathrooms		2.5 100																										
Frame	02	WOOD FRAME 100																										
Stories	1.	1. 100																										
Units		0 100																										
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	2,659	100	2,659	295,592																								
FGR	436	55	240	26,680																								
FOP	43	30	13	1,445																								
FOP	438	30	131	14,563																								
TOTALS			3,576	3,043	338,280																							
EXTRA FEATURES			54454 HURST 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											
5	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	92	1,840												
6	1127	BRICK 8"	0	100	16	0	64.00	SF	6.60	6.60	100	2007	2007	3	97	410												
7	0351	CARPORT MT	0	100	35	18	630.00	SF	6.00	6.00	100	2007	2007	3	35	1,323												
8	0940	SHEDS/PORT	0	100	10	8	80.00	SF	19.50	19.50	100	2007	2007	3	35	546												
9	0940	SHEDS/PORT	0	100	25	8	200.00	SF	18.30	18.30	100	2007	2007	3	35	1,281												
11	0812	CONCRETE C	0	100	0	0	2,773.00	SF	4.00	4.00	100	2008	2008	3	90	9,983												
12	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2016	2016	3	84	27,989												
13	0855	CONC PAVER	0	100	0	0	808.00	SF	10.00	10.00	100	2016	2016	3	97	7,838												
14	0200	BARN WD 0-	0	100	25	36	900.00	SF	20.00	20.00	100	2019	2019	3	93	16,740												
TOTAL OB/XF 67,950																												
LAND DESCRIPTION																												
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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000											
REVIEW DATE 12/03/2020 BY KB Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS																												