IN OR 1446/839
RP 1092 & 1093

MARTIN BRIAN K/MARTIN-CANTERBURY SHARON E
54432 HURST ROAD
CALLAHAN, FL 32011

2023

16-1N-25-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

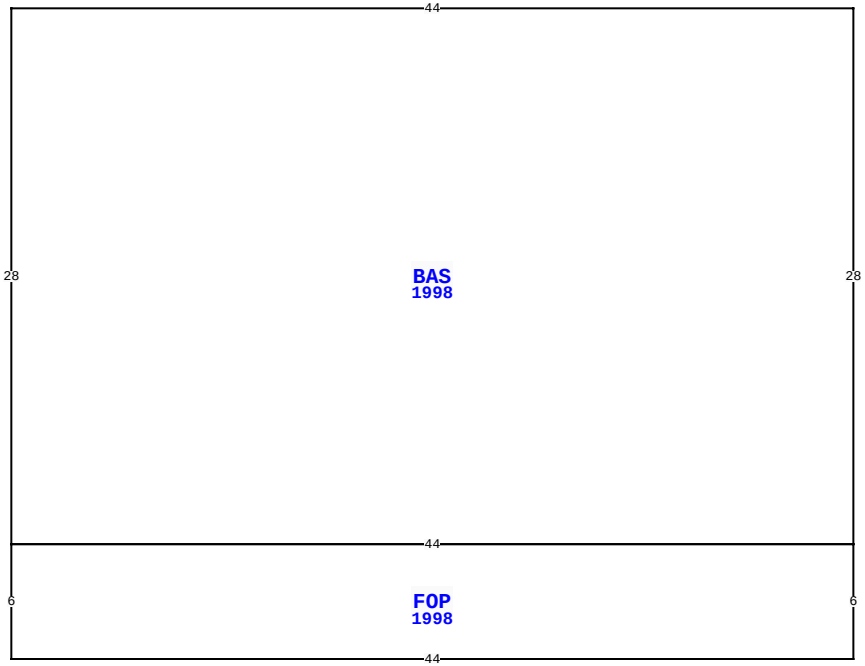
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,232	100	1,232	107,653
FOP	264	30	79	6,903
TOTALS	1,496		1,311	114,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,311	112.3200	101.37	132,896	1998	1998	0	0	0	13.80	86.20

2 SINGLE FAM – 100% - 2007 Heated Area: 1232 HX Base Yr 2007



54432 HURST RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		114,556
TOTAL MARKET OB/XF VALUE		1,844
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		186,400
SOH/AGL Deduction		89,488
ASSESSED VALUE		96,912
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		46,912
TOTAL JUST VALUE		186,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985265	NEW CONSTR	64,500	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/0839	9/21/2006	QC	U	I	01	16,500
GRANTOR: CANTERBURY SHARON E M						
GRANTEE: MARTIN-CANTERBURY S						
0876/0456	3/26/1999	QC	U	I	06	100
GRANTOR: MARTIN BRIAN K						
GRANTEE: MARTIN SHARON E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W44 S28 FOP=[YR=1998] S6 E44 N6 W44 $ E44 N28 $.

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	0351	CARPORT MT	0	100	38	24	912.00	SF	7.00	7.00	100	1985	1985	3	20	1,277	
2	0351	CARPORT MT	0	100	20	12	244.00	SF	3.50	3.50	100	1995	1995	3	20	171	
3	0940	SHEDS/PORT	0	100	15	10	150.00	SF	13.20	13.20	100	1995	1995	3	20	396	

LAND DESCRIPTION

TOTAL OB/XF 1,844

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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 04/30/2018 BY KBX Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS