

LOTS 9 8 & 10
IN OR 2653/110
A E EWING #1 PB 3/67

HURSEY JASON SCOTT & JULIE MARIE
614039 RIVER RD
CALLAHAN, FL 32011

2023

25-2N-24-226A-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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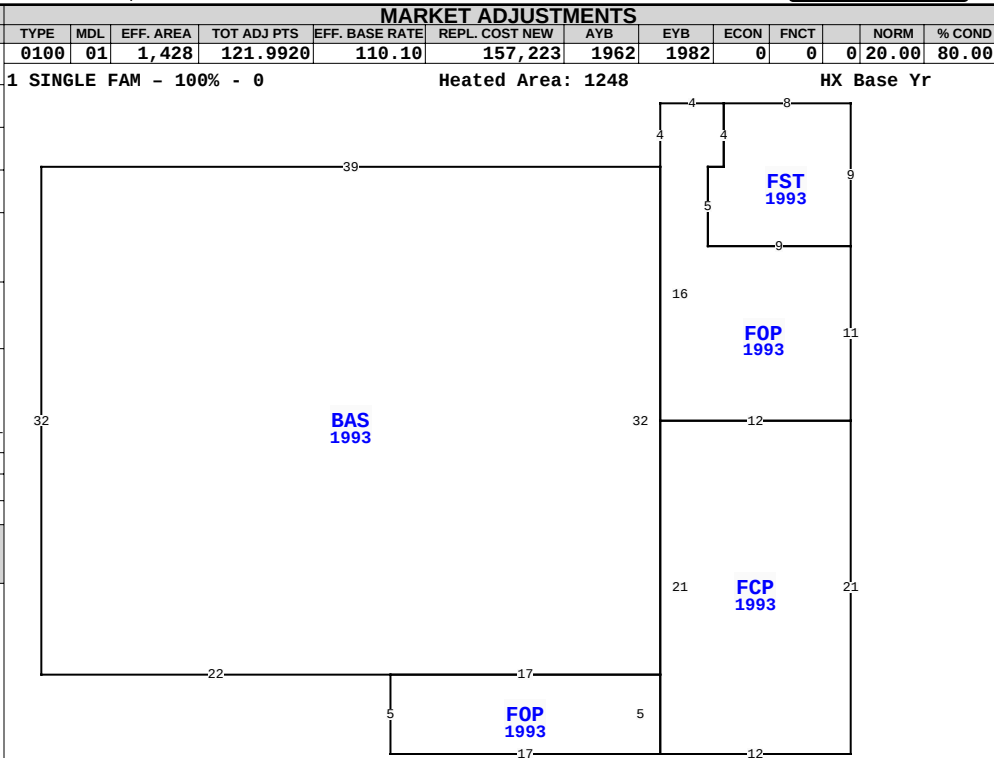
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	109,924
FCP	252	25	63	5,549
FOP	85	30	26	2,290
FOP	163	30	49	4,316
FST	77	55	42	3,699

TOTALS	1,825		1,428	125,778
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0810	CONCRETE A	0 100	0	0	479.00	SF	6.50	6.50	100	1965
3	0511	GARAGE CB-	0 100	30	24	720.00	SF	40.00	40.00	100	1990
4	0812	CONCRETE C	0 100	40	80	3,200.00	SF	4.00	4.00	100	1970

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0004	RS-1	0.00	0.00	1.00	LT	
2	000115	C	SFR ACRES	100	0004	RS-1	0.00	0.00	2.00	LT	



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

TOTAL OB/XF											
21,295											

TOTAL OB/XF											
21,295											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
6			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		125,778	
TOTAL MARKET OB/XF VALUE		21,295	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		207,073	
SOH/AGL Deduction		91,601	
ASSESSED VALUE		115,472	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		65,472	
TOTAL JUST VALUE		207,073	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		174,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6272	XFOB	12,240	02/06/1990

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD
2653/110	6/29/2023	TD Q	I 01
GRANTOR: THOMPSON HOMESTEAD TR			
GRANTEE: HURSEY JASON SCOTT			
2649/436	6/07/2023	WD U	I 11
GRANTOR: THOMPSON GEORGE & AUD			
GRANTEE: THOMPSON HOMESTEAD			

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W8 FOP=[YR=1993] W4 S4 BAS=[YR=1993] W39 S32 E22 FOP=[YR=1993] S5 E17 FCP=[YR=1993] E12 N21 W12 S21\$ N5 W17\$ E17 N32\$ S16 E12 N11 W9 N5 E1 N4\$ S4 W1 S5 E9 N9\$.											