

HURSEY JASON S & JULIE
614039 RIVER ROAD
CALLAHAN, FL 32011

27-2N-24-228C-0017-0090

[illegible]

PT BLKS 1,2,5,6,7 & 8 IN
OR 1357/1067 & PT ABND R/W
RES #2004-18 (EX UTIL ESMT IN

HURSEY JASON S & JULIE
614039 RIVER ROAD
CALLAHAN, FL 32011

2023

27-2N-24-228C-0017-0090



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 90
Interior Wall	06 CUST PANEL 10
Interior Floo	14 CARPET 60
Interior Floo	12 HARDWOOD 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	01	Quality Level 01	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

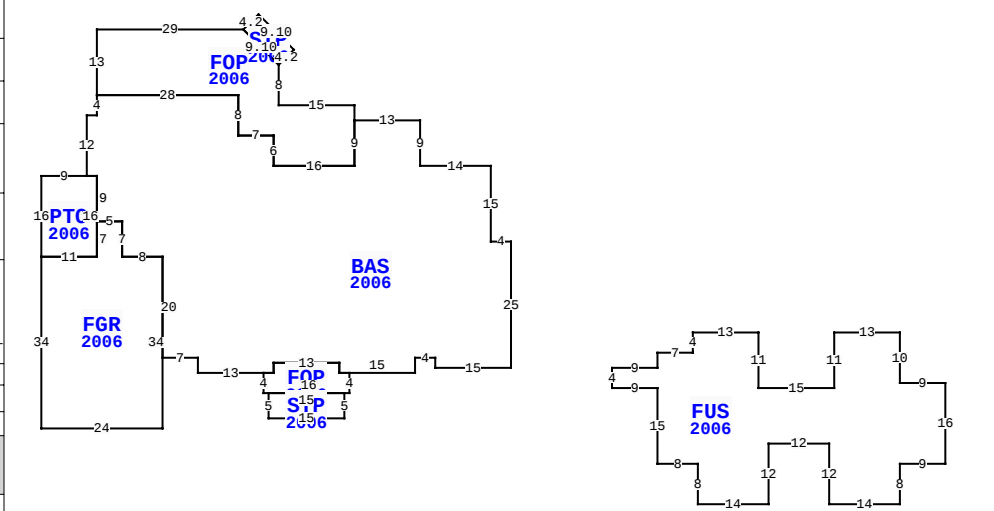
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,469	100	3,469	409,492
FGR	851	55	468	55,245
FOP	94	30	28	3,305
FOP	694	30	208	24,553
FUS	1,411	100	1,411	166,559
PTO	176	5	9	1,062
STP	42	10	4	473
STP	75	10	8	944

TOTALS	6,812	5,605	661,632
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0092	AUTO GATE	0 100	0	0	2.00	UT	3,500.00	3,500.00
12	1127	BRICK 8"	0 100	52	5	260.00	SF	11.00	11.00
13	0350	CARPORT WD	0 100	36	30	1,080.00	SF	13.00	13.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,605	94.1355	134.14	751,855	2006	2006	0	0	0 12.00	88.00
3 SFR CUST - 100% - 2007						Heated Area: 4880			HX Base Yr 2007		



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2023
INC DATE		AG DATE	MLU

614039 RIVER 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
11	0092	AUTO GATE	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2008	2008	3	40	2,800	
12	1127	BRICK 8"	0 100	52	5	260.00	SF	11.00	11.00	100	2008	2008	3	97	2,774	
13	0350	CARPORT WD	0 100	36	30	1,080.00	SF	13.00	13.00	100	2021	2021	3	97	13,619	

TOTAL OB/XF										19,193						
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

NASSAU COUNTY PROPERTY				PAGE 2 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				708,976	
TOTAL MARKET OB/XF VALUE				139,746	
TOTAL LAND VALUE - MARKET				166,720	
TOTAL MARKET VALUE				1,015,442	
SOH/AGL Deduction				434,731	
ASSESSED VALUE				580,711	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				530,711	
TOTAL JUST VALUE				1,015,442	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				811,296	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1357/1067	10/10/2005	WD	U	V	07
GRANTOR: SCAFF AUDREY J & BETT					
GRANTEE: HURSEY JASON & JULI					
1308/1740	4/12/2005	QC	U	V	06
GRANTOR: SCAFF AUDREY J & BETT					
GRANTEE: HURSEY JASON S & JU					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N25W4N15W14N9W13 FOP=[YR=2006] N3W15N8STP=[YR=2006] R3 U3 U7 L7 D3 L3 D7 R7 \$ U7 L7 W29S13 E28S8E7S6E16N9S9W16N6W7N8W28 S4W2S12PT0=[YR=2006] W9S16E11N16W2\$ E2S9FGR=[YR=2006] S7W11S34E24N34W8N7 W5\$E5S7E8S20E7S3E13FOP=[YR=2006] S4 E1STP=[YR=2006] S5E15N5W15\$E16N4W2N2 W13S2W2\$E2N2E13S2E15N3E4S2E15\$ PTR=E20 FUS=[YR=2006] S4E9S15E8S8E14 N12E12S12E14N8E9N16W9N10W13S11 W15N11W13S4W7S3W9\$ W20\$.									