TRACT 81
IN OR 1417/273
NASSAU VILLAGE WEST PB 5/23

HESTER GEORGE D
54001 HOWARD COURT
CALLAHAN, FL 32011

2023

37-1N-25-299F-0081-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

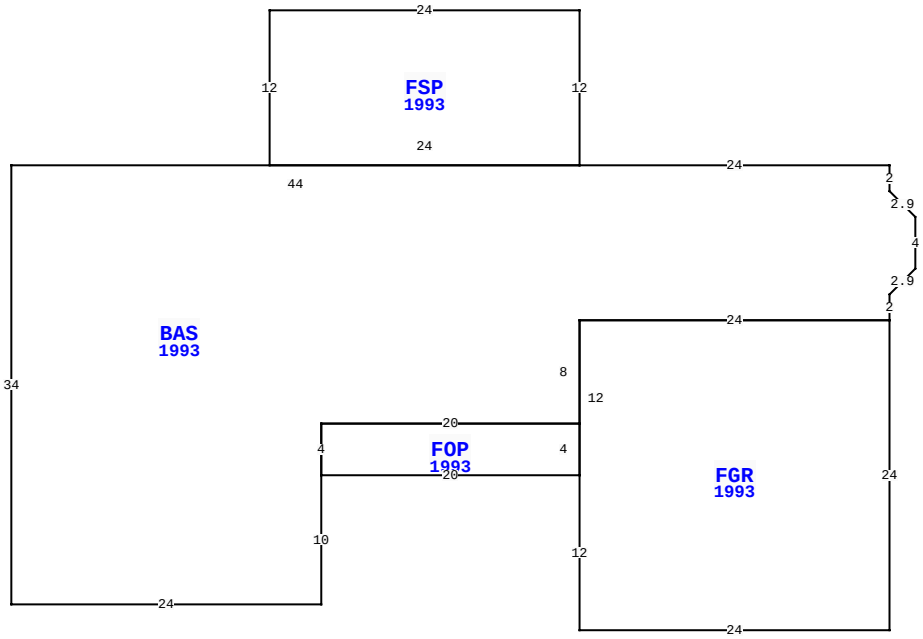
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100	1,516	129,540
FGR	576	55	317	27,087
FOP	80	30	24	2,051
FSP	288	40	115	9,827
TOTALS	2,460		1,972	168,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,972	110.7400	99.94	197,082	1993	1993	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 1995 Heated Area: 1516 HX Base Yr 1995



54001 HOWARD RD, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		168,505
TOTAL MARKET OB/XF VALUE		24,921
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		238,426
SOH/AGL Deduction		100,747
ASSESSED VALUE		137,679
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,679
TOTAL JUST VALUE		238,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8590	NEW CONSTR	77,800	01/04/1993
6457	XFOB	14,000	05/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1417/0273	6/05/2006	QC	U	I	01	100
GRANTOR: HESTER GEORGE DAVID						
GRANTEE: HESTER GEORGE D						
1208/1689	2/18/2004	QC	U	I	01	23,000
GRANTOR: CONNER MELISSA						
GRANTEE: HESTER DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 FSP=[YR=1993] N12 W24 S12 E24$ W44 S34 E24 N10 FOP=[YR=1993] E20 FGR=[YR=1993] S12 E24 N24 W24 S12$ N4 W20 S4$ N4 E20 N8 E24 N2 R2 U2 N4 L2 U2 N2$.

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	0511	GARAGE CB-	0	100	22	26	572.00	SF	32.00	32.00	100	1977	1977	3	29	5,308	
2	0350	CARPORT WD	0	100	22	11	242.00	SF	13.00	13.00	100	1977	1977	3	20	629	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1990	1990	3	20	7,650	
5	0845	KOOL DECK	0	100	0	0	954.00	SF	7.25	7.25	100	1990	1990	3	62	4,288	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	200	
7	0811	CONCRETE B	0	100	0	0	678.00	SF	5.20	5.20	100	1977	1977	3	29	1,022	
8	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	1977	1977	3	29	982	
9	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20	5.20	100	1993	1993	3	68	2,252	

LAND DESCRIPTION

TOTAL OB/XF 24,921

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	000100	C	SFR	100		RM	160.00	270.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/16/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS