

BLOCK 3 LOT 10 & SLY 9 FT OF 9
& ELY 7 FT OF SLY 9 FT OF 14 &
ELY 7 FT OF 13 &

HEJDUK CHARLES A & CHRISTINE M
86378 CALLAWAY DR
YULEE, FL 32097

2023

42-2N-27-4400-0003-0100



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	99,615
FOP	304	30	91	7,172
FST	32	55	18	1,418

TOTALS	1,600		1,373	108,205
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,322.00	SF	4.00
2	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00
3	1242	WD DECK A	0	100	8	16	128.00	SF	10.00
4	0810	CONCRETE A	0	100	33	14	462.00	SF	6.50
6	0937	WELL	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	119.00	129.00	1.00

REVIEW DATE 09/13/2018 BY SBX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,373	107.0160	96.58	132,604	1973	1980	0	0	0	18.40	81.60
1 SINGLE FAM - 100% - 2016 Heated Area: 1264 HX Base Yr 2016												

86378 CALLAWAY DR, YULEE				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,322.00	SF	4.00	4.00	100	1975	1975	3	27	1,428		
768.00	SF	35.00	35.00	100	1980	1980	3	20	5,376		
128.00	SF	10.00	10.00	100	1991	1991	3	20	256		
462.00	SF	6.50	6.50	100	1982	1982	3	41	1,231		
1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000		

TOTAL OB/XF												
14,291												

Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		108,205	
TOTAL MARKET OB/XF VALUE		14,291	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		172,496	
SOH/AGL Deduction		72,106	
ASSESSED VALUE		100,390	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		50,390	
TOTAL JUST VALUE		172,496	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1982/0267	5/20/2015	WD	Q	I	02	112,100	
GRANTOR: BRUSSELL DON S & PENN							
GRANTEE: HEJDUK CHARLES A &							
0909/1603	12/01/1999	WD	Q	I		81,500	
GRANTOR: MUSGROVE JOSEPHINE C							
GRANTEE: BRUSSELL PENNY L &							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W14 FST=[YR=1993] W2 FOP=[YR=1993] N8 W38 S8 E38 \$ W6 S4 E8 N4 \$ S4 W8 N4 W32 S24 E54 N24 \$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 50,000 PRINTED 08/02/2023 BY SYS