BLOCK 1 LOT 4
IN OR 1590/1616
NASSAU PLANTATIONS UNR

SHAW ADAM C & JENNIFER D
54103 HERON ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

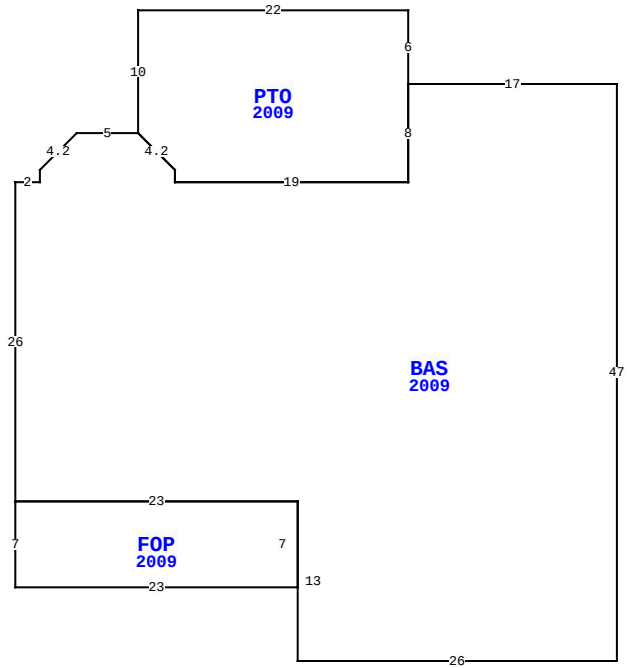
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,783	100	1,783	191,984
FOP	161	30	48	5,169
PTO	301	5	15	1,615
TOTALS	2,245		1,846	198,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,846	121.2200	115.16	212,585	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2010 Heated Area: 1783 HX Base Yr 2010



54103 HERON 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		198,767
TOTAL MARKET OB/XF VALUE		3,735
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		237,502
SOH/AGL Deduction		115,029
ASSESSED VALUE		122,473
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		72,473
TOTAL JUST VALUE		237,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C22208	CO ISSUED	0	06/03/2009
E21607	ELEC OTHER	2,000	02/01/2009
M14387	MECH OTHER	0	02/01/2009
R11762	REPAIR/RRF	6,000	02/01/2009
B22208	NEW CONSTR	125,000	01/01/2009
P13649	OTHER	0	01/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1590/1616	10/27/2008	WD	U	I	11	100
GRANTOR: DOWLING JOSEPH L & EL						
GRANTEE: SHAW ADAM C & JENNI						
0250/0635	8/01/1977	WD	U	V		8,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W17 PTO=[YR=2009] N6 W22 S10 D3 R3 S1 E19 N8$ S8 W19 N1 L3 U3 W5 D3 L3 S1 W2 S26 FOP=[YR=2009] S7 E23 N7 W23$ E23 S13 E26 N47$.

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	0810	CONCRETE A	0	100	0	0	82.00	SF	6.50	6.50	100	2009	2009	3	90	480	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2009	2009	3	93	3,255	

LAND DESCRIPTION

TOTAL OB/XF 3,735

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/08/2020 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS