BLOCK 1 LOT 6
IN OR 1531/1754
ESMT IN OR 480/370

HUTCHINSON BRENDA B/HUNT DONALD L
54163 HERON ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0001-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

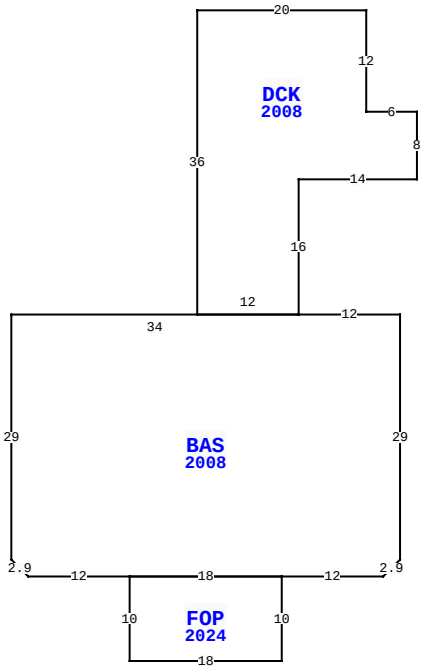
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1,422	62,284
DCK	640	15	96	4,205
FOP	180	30	54	2,365
TOTALS	2,242		1,572	68,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,572	116.8000	87.60	137,707	2002	2002	0	0	0	50.00	50.00

2 M/H 94+ – 0% - 0 Heated Area: 1422 HX Base Yr



54163 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	68,854
TOTAL MARKET OB/XF VALUE	5,832
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	109,686
SOH/AGL Deduction	8,379
ASSESSED VALUE	101,307
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,307
TOTAL JUST VALUE	109,686
NCON VALUE	2,366
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4728	CO ISSUED	0	01/01/2006
MH4728	MH MOVE-ON	0	01/01/2006
E1618	ELEC OTHER	0	01/01/2006
M10964	MECH OTHER	0	01/01/2006
P10619	OTHER	0	01/01/2006
3926	N/A	1,485	03/06/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1754	10/23/2007	WD	U	I	11	50,000
GRANTOR: CRAVEY THOMAS D & VIC						
GRANTEE: HUTCHINSON BRENDA B						
1527/0651	9/26/2007	QC	U	I	07	100
GRANTOR: DELAGE PAUL TRUSTEE						
GRANTEE: CRAVEY THOMAS D & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008;ORIG=0,0] W12 W34 S29 D2R2 E12 E18 E12 U2R2 N29 $
DCK=[YR=2008;ORIG=-12,0] N16 E14 N8 W6 N12 W20 S36 E12 $
FOP=[YR=2024;ORIG=-32,31] E18 S10 W18 N10 $
.

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	0350	CARPORT WD	0	0	0	0	100.00	SF	13.00	13.00	100	2012	2012	3	55	715	
2	0350	CARPORT WD	0	0	0	0	480.00	SF	13.00	13.00	100	2018	2018	3	82	5,117	

LAND DESCRIPTION

TOTAL OB/XF 5,832

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	000102	C	SFR/MH	0	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 05/20/2024 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS