BLOCK 2 LOT 2
IN OR 626 PG 583
NASSAU PLANTATIONS UNR

MCCART LARRY H & GAIL H
54054 HERON ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0002-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

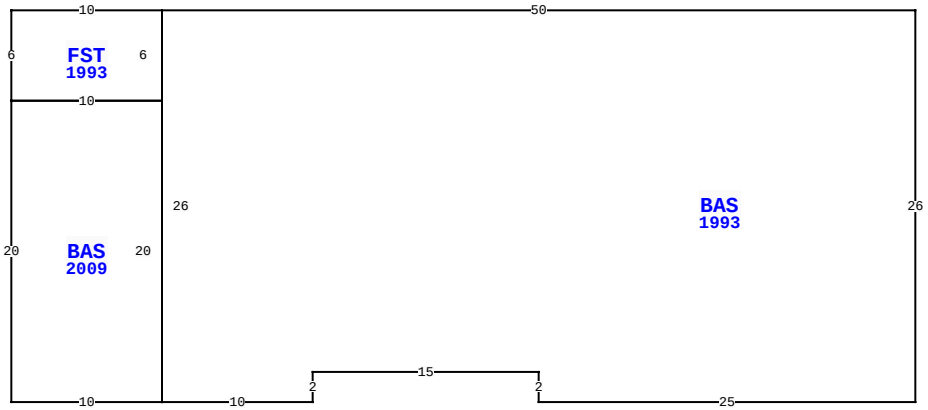
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,270	100	1,270	101,202
BAS	200	100	200	15,937
FST	60	55	33	2,630
TOTALS	1,530		1,503	119,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,503	110.3640	104.85	157,590	1977	1981	0	0	0	24.00	76.00

1 SINGLE FAM – 100% - 1979 Heated Area: 1470 HX Base Yr 1979



54054 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		119,768
TOTAL MARKET OB/XF VALUE		25,791
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		180,559
SOH/AGL Deduction		72,310
ASSESSED VALUE		108,249
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		53,249
TOTAL JUST VALUE		180,559
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22657	CARPORT	7,020	07/01/2009
7233	SWIM POOL	12,320	05/16/1991
5567	TEMP POLE	0	12/08/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0626/0583	5/17/1991	WD	U	I	07	100
GRANTOR: OSBOURNE GEORGE & N						
GRANTEE: MCCART LARRY & GAIL						
0504/0695	12/01/1986	QC	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FST=[YR=1993] W10 S6 BAS=[YR=2009] S20 E10 N20W10$ E10N6$ S26 E10 N2 E15 S2 E25 N26$.

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	412.00	SF	6.50	6.50	100	1977	1977	3	28	750	
2	0845	KOOL DECK	0	100	0	0	693.00	SF	7.25	7.25	100	1991	1991	3	62	3,115	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
4	1242	WD DECK A	0	100	15	8	120.00	SF	10.00	10.00	100	1990	1990	3	20	240	
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	35.00	35.00	100	1985	1985	3	20	2,016	
6	0861	POOL GUNIT	0	100	25	14	350.00	SF	85.00	85.00	100	1991	1991	3	20	5,950	
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1993	1993	3	20	384	
8	0940	SHEDS/PORT	0	100	8	6	48.00	SF	30.00	30.00	100	1993	1993	3	20	288	
9	0940	SHEDS/PORT	0	100	10	18	180.00	SF	30.00	30.00	100	2009	2009	3	40	2,160	
10	0476	VF 6 SBPL	0	100	0	0	323.00	LF	32.00	32.00	100	2011	2011	3	81	8,372	

TOTAL OB/XF 25,305

LAND DESCRIPTION

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

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2011	2011	3	81	486	

LAND DESCRIPTION

TOTAL OB/XF 486

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

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS