BLOCK 2 LOT 9
IN OR 1143/1004
NASSAU PLANTATIONS UNR

HYATT ARLIE T & MICKEY
54246 HERON ROAD
CALLAHAN, FL 32011

2024

10-1N-25-2880-0002-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

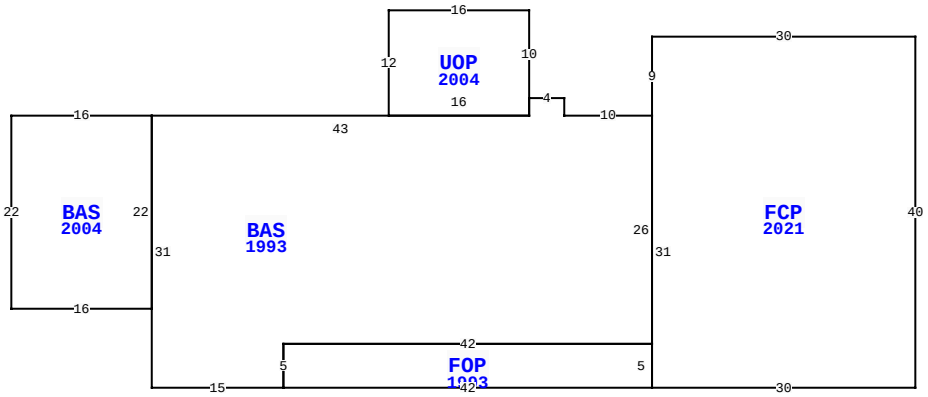
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,565	100	1,565	181,686
BAS	352	100	352	40,865
FCP	1,200	25	300	34,828
FOP	210	30	63	7,314
UOP	192	20	38	4,411
TOTALS	3,519		2,318	269,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,318	105.8400	132.30	306,671	1990	1998	0	0	0	12.25	87.75

1 SNGL FAM – 100% - 1984 Heated Area: 1917 HX Base Yr 1984



54246 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		269,104
TOTAL MARKET OB/XF VALUE		16,084
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		320,188
SOH/AGL Deduction		164,301
ASSESSED VALUE		155,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		105,887
TOTAL JUST VALUE		320,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,473

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009057	CARPORT	21,735	09/29/2020
B1633651	XFOB	6,964	12/01/2016
B12740	XFOB	1,500	05/01/2004
B995834	ADDITION	14,784	01/03/1999
4478	N/A	50,268	11/03/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1143/1004	6/09/2003	WD	U	I	01	100
GRANTOR: DUNHAM MICKEY HARRIS						
GRANTEE: HYATT ARLIE T & MIC						
1143/1001	6/09/2003	QC	U	I	06	100
GRANTOR: OSBOURNE GEORGE D JR						
GRANTEE: HYATT MICKEY & ARLI						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W30 S9 BAS=[YR=1993] W10 N2 W4 UOP=[YR=2004] N10 W16 S12 E16 N2 $ S2 W43 BAS=[YR=2004] W16 S22 E16 N22 $ S31E15 FOP=[YR=1993] E42 N5 W42 S5 $ N5 E42 N26 $ S31 E30 N40$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0	100	40	30	1,200.00	SF	4.00	4.00	100	2001	2001	3	80	3,840	
3	0510	GARAGE WD-	0	100	30	20	600.00	SF	35.00	35.00	100	2004	2004	3	36	7,560	
4	0940	SHEDS/PORT	0	100	20	16	320.00	SF	30.00	30.00	100	2005	2005	3	24	2,304	

LAND DESCRIPTION

TOTAL OB/XF 16,084

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 12/14/2021 BY KB Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS