PT OF N1/2 OF NE1/4
L/E IN OR 749 PG 1978

EGGER JIMMIE N L/E/
54049 HURST ROAD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

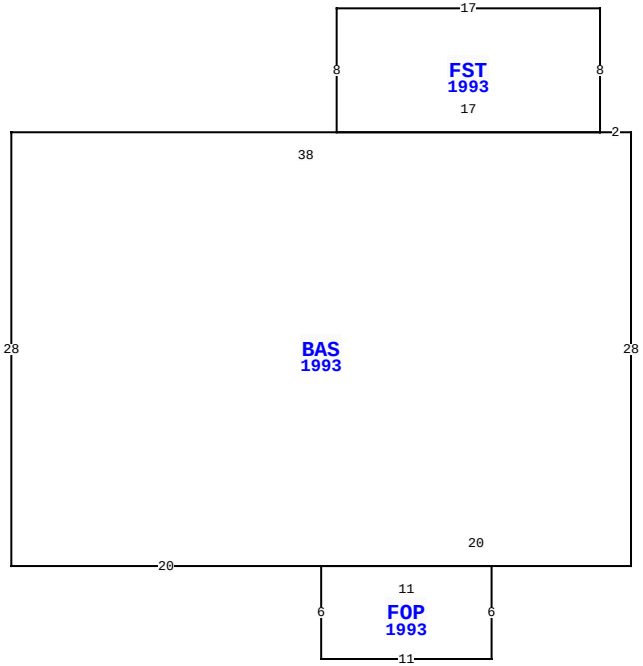
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	97,651
FOP	66	30	20	1,744
FST	136	55	75	6,539
TOTALS	1,322		1,215	105,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,215	110.2400	104.73	127,247	1970	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 0 Heated Area: 1120 HX Base Yr



54049 HURST 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		105,933
TOTAL MARKET OB/XF VALUE		1,880
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		142,813
SOH/AGL Deduction		80,829
ASSESSED VALUE		61,984
TOTAL EXEMPTION VALUE	HX HB WX SL	61,984
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		142,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0749/1978	1/30/1996	QC	U	I	07	100
GRANTOR: EGGER JIMMIE N						
GRANTEE: EGGER JIMMIE N L/E						
0739/1985	9/25/1995	QC	U	I	01	100
GRANTOR: EGGER JIMMIE N						
GRANTEE: EGGER JIMMIE N & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 FST=[YR=1993] N8 W17 S8 E17$ W38 S28 E20
FOP=[YR=1993] S6 E11 N6 W11$ E20 N28$.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	20.10	20.10	100	1998	1998	3	20	804	
2	0940	SHEDS/PORT	0	100	10	11	110.00	SF	30.00	30.00	100	1998	1998	3	20	660	
3	0350	CARPORT WD	0	100	10	16	160.00	SF	13.00	13.00	100	1998	1998	3	20	416	

LAND DESCRIPTION

TOTAL OB/XF 1,880

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	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/03/2022 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS