PT OR 1124/1315-1318

WALKER ROBERT J JR
54198 HURST ROAD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	04	Quality Level 04

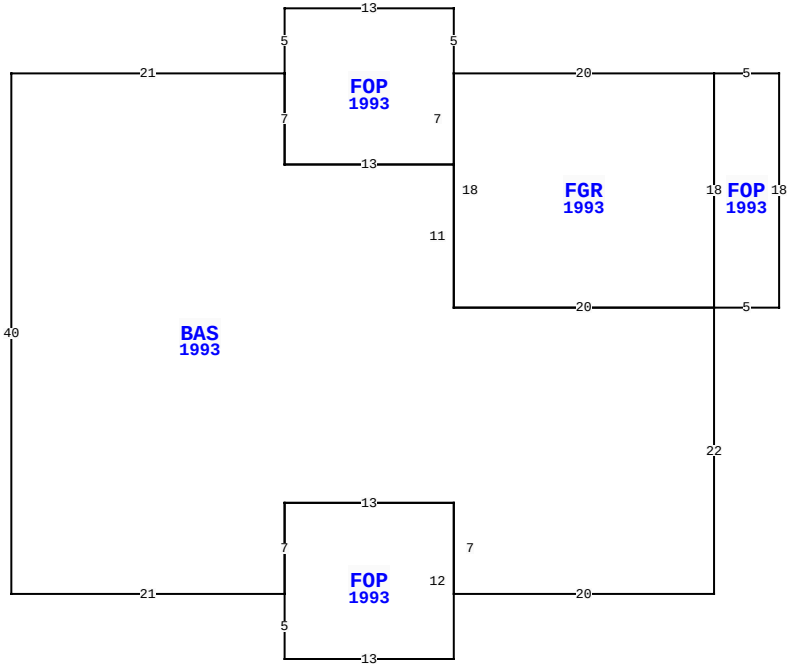
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,618	100	1,618	92,769
FGR	360	55	198	11,352
FOP	90	30	27	1,548
FOP	156	30	47	2,694
FOP	156	30	47	2,694
TOTALS	2,380		1,937	111,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	78.8214	74.88	145,043	1976	1981	0	0	0	23.43	76.57

1 SINGLE FAM – 100% - 0 Heated Area: 1618 HX Base Yr



54198 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		237,612
TOTAL MARKET OB/XF VALUE		14,056
TOTAL LAND VALUE - MARKET		54,250
TOTAL MARKET VALUE		305,918
SOH/AGL Deduction		88,647
ASSESSED VALUE		217,271
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,271
TOTAL JUST VALUE		305,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11932	GARAGE	0	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1124/1317	3/27/2003	WD	U	I	01	100
GRANTOR: WALKER ROBERT J JR						
GRANTEE: WALKER ROBERT J JR						
1124/1315	3/27/2003	WD	U	I	01	100
GRANTOR: WALKER ROBERT J JR						
GRANTEE: WALKER ROBERT J JR						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W5 FGR=[YR=1993] W20 FOP=[YR=1993] N5 W13 S5 BAS=[YR=1993] W21 S40 E21 FOP=[YR=1993] S5 E13 N12 W13 S7 $ N7 E13 S7 E20 N22 W20 N11 W13 N7 $ S7 E13 N7 $ S18 E20 N18 $ S18 E5 N18 $.

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	7	70.00	SF	20.10	20.10	100	1980	1980	3	20	281	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	1980	1980	3	20	8,160	
4	0845	KOOL DECK	0	100	0	0	622.00	SF	7.25	7.25	100	1980	1980	3	32.5	1,466	
5	0810	CONCRETE A	0	100	50	9	450.00	SF	4.55	4.55	100	1980	1980	3	32.5	665	
6	1123	CB 8"	0	100	20	7	140.00	SF	3.38	3.38	100	1976	1976	3	27	128	
7	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2001	2001	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 14,056

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	1.55	AC		1.00	1.00	1.00	35,000.00	35,000.00	54,250							

REVIEW DATE 06/05/2020 BY KBA Total Acres: 1.55 Total Land Value: 54,250 Market: 0 Agricultural: 0 Common: 54,250 PRINTED 08/06/2024 BY SYS

PT OR 1124/1315-1318

WALKER ROBERT J JR
54198 HURST ROAD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 80
Interior Wall	01	MINIMUM 20
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
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

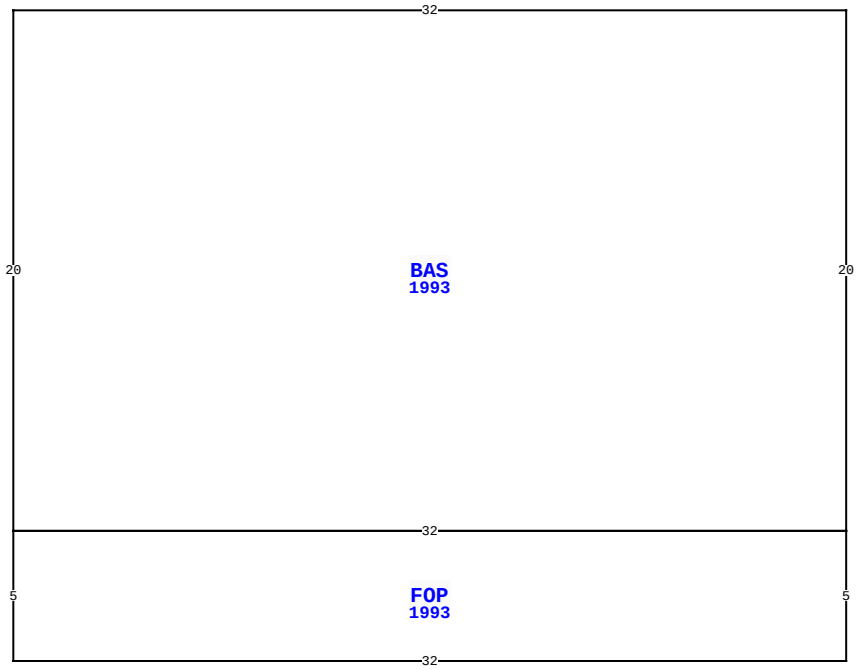
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	640	46,920
FOP	160	30	48	3,519
TOTALS	800		688	50,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	688	97.6800	92.80	63,846	1976	1981	0	0	0	21.00	79.00

2 SINGLE FAM – 0% - 0 Heated Area: 640 HX Base Yr



54198 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,612
TOTAL MARKET OB/XF VALUE		14,056
TOTAL LAND VALUE - MARKET		54,250
TOTAL MARKET VALUE		305,918
SOH/AGL Deduction		88,647
ASSESSED VALUE		217,271
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,271
TOTAL JUST VALUE		305,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/1317	3/27/2003	WD	U	I	01	100
GRANTOR: WALKER ROBERT J JR						
GRANTEE: WALKER ROBERT J JR						
1124/1315	3/27/2003	WD	U	I	01	100
GRANTOR: WALKER ROBERT J JR						
GRANTEE: WALKER ROBERT J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S20 FOP=[YR=1993] S5 E32 N5 W32 $ E32 N20 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2020 BY KBA Total Acres: 1.55 Total Land Value: 54,250 Market: 0 Agricultural: 0 Common: 54,250 PRINTED 08/06/2024 BY SYS

PT OR 1124/1315-1318

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	01	MINIMUM 10
Interior Floo	11	CLAY TILE 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
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

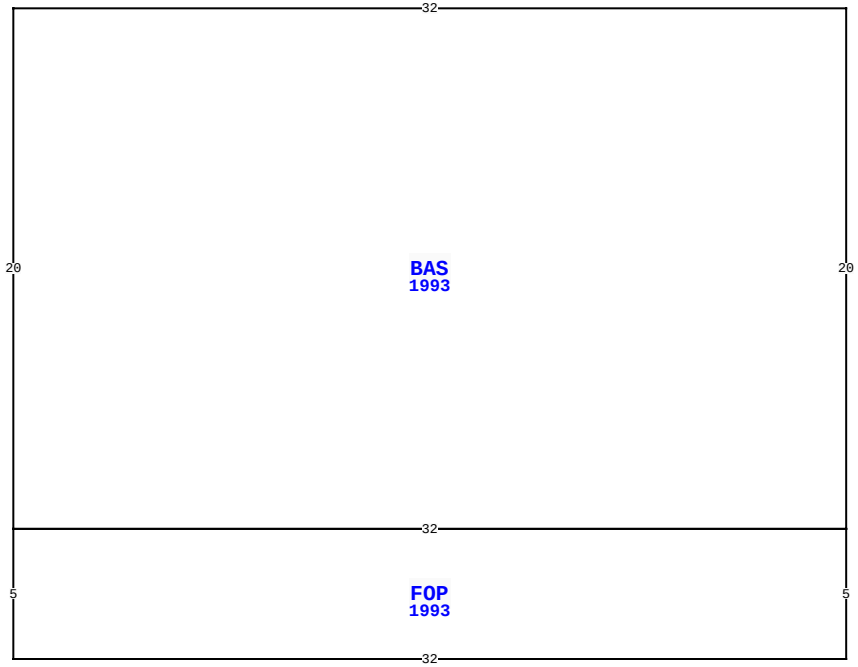
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	640	54,630
FOP	160	30	48	4,097
TOTALS	800		688	58,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	688	113.7400	108.05	74,338	1976	1981	0	0	0	21.00	79.00

3 SINGLE FAM – 0% - 0 Heated Area: 640 HX Base Yr



54198 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 4 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		237,612
TOTAL MARKET OB/XF VALUE		14,056
TOTAL LAND VALUE - MARKET		54,250
TOTAL MARKET VALUE		305,918
SOH/AGL Deduction		88,647
ASSESSED VALUE		217,271
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		167,271
TOTAL JUST VALUE		305,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/1317	3/27/2003	WD	U	I	01	100
GRANTOR: WALKER ROBERT J JR						
GRANTEE: WALKER ROBERT J JR						
1124/1315	3/27/2003	WD	U	I	01	100
GRANTOR: WALKER ROBERT J JR						
GRANTEE: WALKER ROBERT J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S20 FOP=[YR=1993] S5 E32 N5 W32 $ E32 N20 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/05/2020 BY KBA Total Acres: 1.55 Total Land Value: 54,250 Market: 0 Agricultural: 0 Common: 54,250 PRINTED 08/06/2024 BY SYS

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CALLAHAN, FL 32011

2024

16-1N-25-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

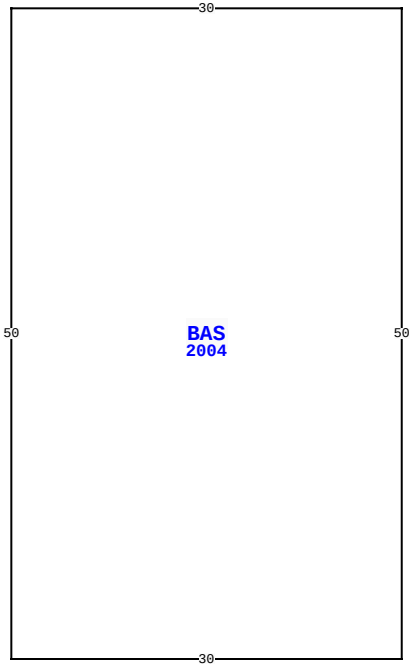
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	17,388
TOTALS	1,500		1,500	17,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	46.0000	16.10	24,150	2004	2004	0	0	0	28.00	72.00

4 GARAGE RES – 100% - 0 Heated Area: 1500 HX Base Yr



54198 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 6

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TOTAL JUST VALUE		305,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,013

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: WALKER ROBERT J JR						
GRANTEE: WALKER ROBERT J JR						
1124/1315	3/27/2003	WD	U	I	01	100
GRANTOR: WALKER ROBERT J JR						
GRANTEE: WALKER ROBERT J JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W30 S50 E30 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 06/05/2020 BY KBA Total Acres: 1.55 Total Land Value: 54,250 Market: 0 Agricultural: 0 Common: 54,250 PRINTED 08/06/2024 BY SYS