PARCELS 1-4 & 1-33
IN OR 1889/635
EX 1-34

IRIZARRY VERONICA
54210 HURST RD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0001-0040

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	11	CLAY TILE 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
Quality	06	Quality Level 06

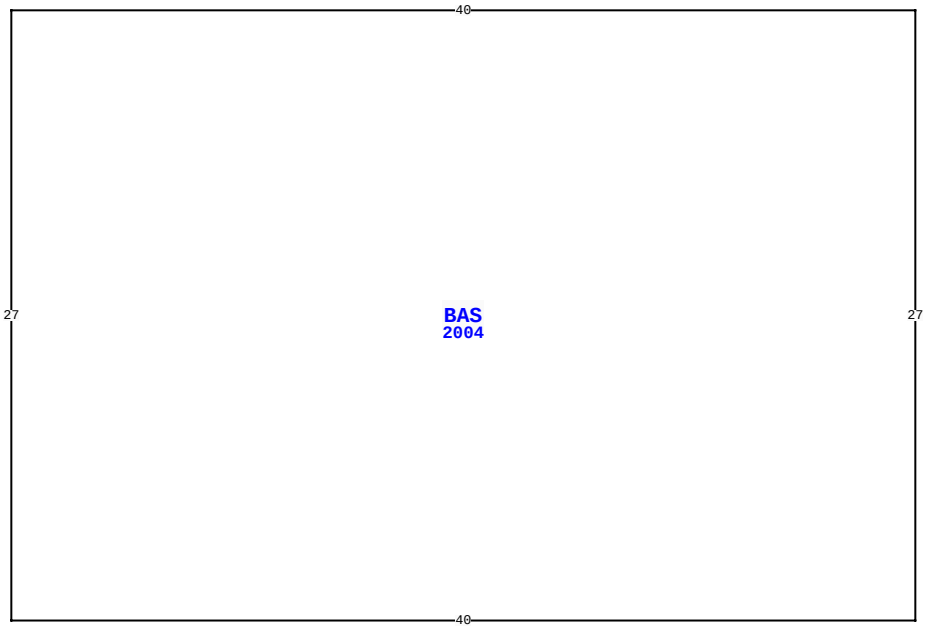
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100	1,080	68,118
TOTALS	1,080		1,080	68,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	155.7400	116.80	126,144	2004	2004	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 2014 Heated Area: 1080 HX Base Yr 2014



54210 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		109,106
TOTAL MARKET OB/XF VALUE		3,170
TOTAL LAND VALUE - MARKET		101,850
TOTAL MARKET VALUE		214,126
SOH/AGL Deduction		95,689
ASSESSED VALUE		118,437
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,437
TOTAL JUST VALUE		214,126
NCON VALUE		1,129
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,987

BLDG:1:4: 2004 PALM HARBOR (2005)
BLDG:1:3: RP: 12211305 & 12211307
BLDG:1:1: D/W MH : PH091441(A/B)FL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15824	GARAGE	79,200	08/01/2005
R08070	REPAIR/RRF	4,100	08/01/2005
MH4488	MH MOVE-ON	0	10/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1889/0635	11/12/2013	WD	Q	I	02	137,000
GRANTOR: BURKE ANDREW & REBECC						
GRANTEE: IRIZARRY VERNOICA						
1266/0861	10/18/2004	WD	Q	I		52,000
GRANTOR: WALKER ROBERT J JR						
GRANTEE: BURKE ANDREW & REBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W40 S27 E40 N27$.

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	64.00	SF	6.50	6.50	100	2008	2008	3	89	370	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2008	2008	3	35	1,400	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2008	2008	3	35	1,400	

LAND DESCRIPTION

TOTAL OB/XF 3,170

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.91	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,850							

REVIEW DATE 01/29/2024 BY KWA Total Acres: 2.91 Total Land Value: 101,850 Market: 0 Agricultural: 0 Common: 101,850 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

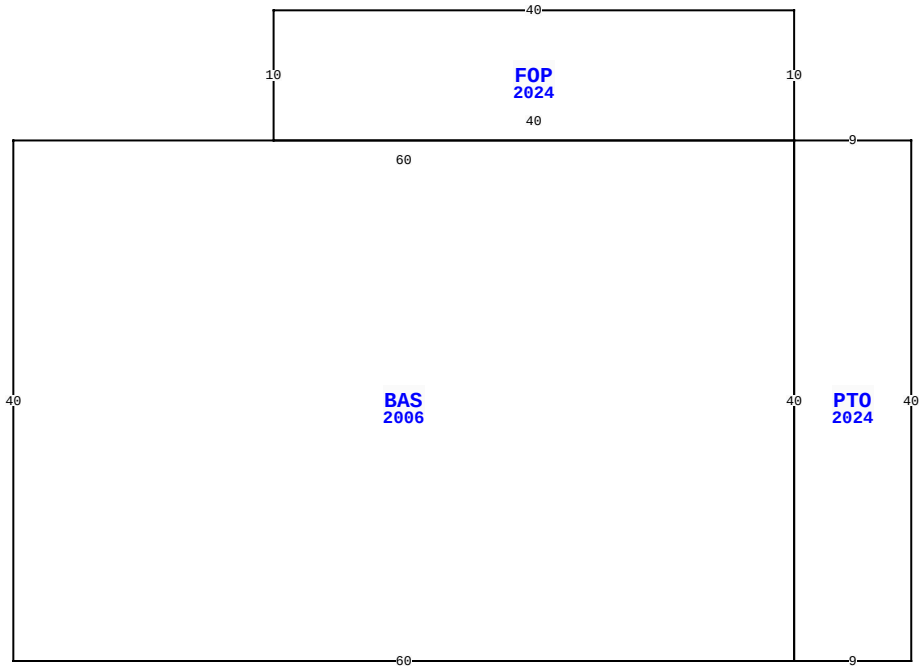
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	38,760
FOP	400	30	120	1,938
PTO	360	5	18	291
TOTALS	3,160		2,538	40,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,538	60.7200	21.25	53,932	2006	2006	0	0	0	24.00	76.00

2 GARAGE RES – 100% - 2014 Heated Area: 2400 HX Base Yr 2014



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GRANTEE: IRIZARRY VERNOICA						
1266/0861	10/18/2004	WD	Q	I		52,000
GRANTOR: WALKER ROBERT J JR						
GRANTEE: BURKE ANDREW & REBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W60 S40 E60 N40 $
PTO=[YR=2024;ORIG=0,0] E9 S40 W9 N40 $
FOP=[YR=2024;ORIG=0,0] W40 N10 E40 S10 $
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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 01/29/2024 BY KWA Total Acres: 2.91 Total Land Value: 101,850 Market: 0 Agricultural: 0 Common: 101,850 PRINTED 08/06/2024 BY SYS