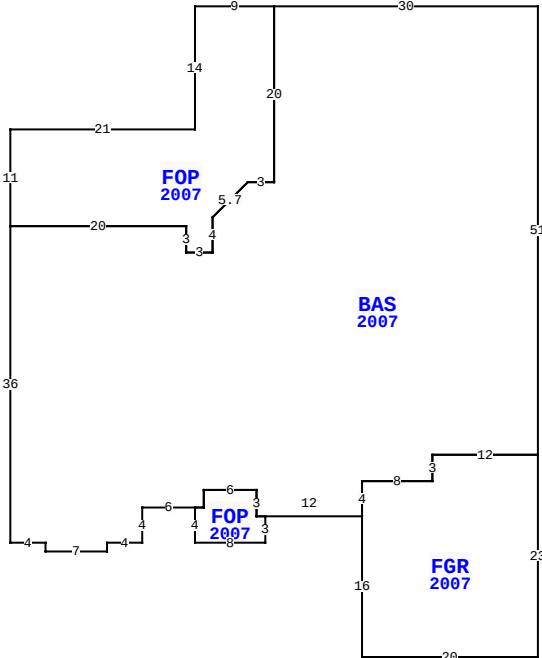


JOHNS DAVID & TINA
54454 HURST RD
CALLAHAN, FL 32011-7226

16-1N-25-0000-0001-0130

BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND	VALUATION SUMMARY											
Exterior Wall	20	FACE BRICK 100	0900	01	3,043	101.2000	126.50	384,940	2007	2012	0	0	0	8.25	91.75	VALUATION BY		STANDARD							
Roof Structure	03	GABLE/HIP 100	4 SNGL FAM - 100% - 2009Heated Area: 2659HX Base Yr 2009												Tax Group: 6		Tax Dist:								
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE		353,182								
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE		60,895								
Interior Floor	12	HARDWOOD 60													TOTAL LAND VALUE - MARKET		70,000								
Interior Floor	14	CARPET 40													TOTAL MARKET VALUE		484,077								
Air Condition	03	CENTRAL 100													SOH/AGL Deduction		231,087								
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE		252,990								
Bedrooms		4 100													TOTAL EXEMPTION VALUE		50,000								
Bathrooms		2.5 100													BASE TAXABLE VALUE		202,990								
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE		484,077								
Stories	1.	1. 100	NCON VALUE		0																				
Units	0	100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE		476,230																				
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	2,659	100	2,659	308,614																					
FGR	436	55	240	27,855																					
FOP	43	30	13	1,509																					
FOP	438	30	131	15,205																					
TOTALS		3,576	3,043	353,182																					
EXTRA FEATURES					54454 HURST RD, CALLAHAN										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					
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									
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820										
3	0351	CARPORT MT	0 100	35	18	630.00	SF	6.00	6.00	100	2007	2007	3	31	1,172										
5	0940	SHEDS/PORT	0 100	25	8	200.00	SF	18.30	18.30	100	2007	2007	3	31	1,135										
6	0812	CONCRETE C	0 100	0	0	2,773.00	SF	4.00	4.00	100	2008	2008	3	89	9,872										
7	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00	100	2016	2016	3	81	26,989										
8	0855	CONC PAVER	0 100	0	0	808.00	SF	10.00	10.00	100	2016	2016	3	96	7,757										
9	0681	POLE SHED	0 100	25	36	900.00	SF	15.00	15.00	100	2019	2019	3	90	12,150										
LAND DESCRIPTION																									
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	
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000								
REVIEW DATE 02/08/2024 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS																									