IN OR 2567/857

TURNER RACHEL N/TALLEY TRAVIS REED
54308 HURST RD
CALLAHAN, FL 32011

2024

16-1N-25-0000-0001-0250

BUILDING CHARACTERISTICS

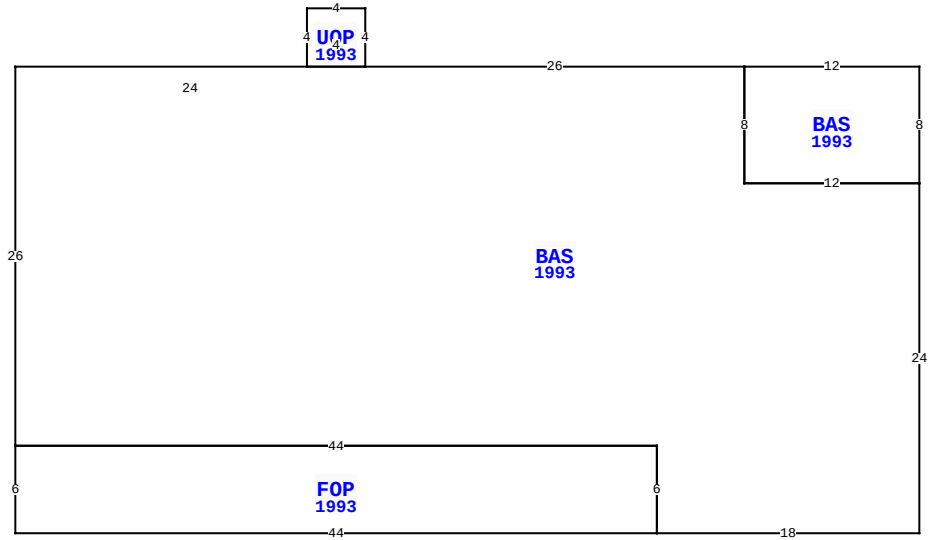
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	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	96	100	96	9,013
BAS	1,624	100	1,624	152,459
FOP	264	30	79	7,416
UOP	16	20	3	282
TOTALS	2,000		1,802	169,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	108.0000	102.60	184,885	1992	2005	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1720 HX Base Yr 2023



54308 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		169,170
TOTAL MARKET OB/XF VALUE		22,028
TOTAL LAND VALUE - MARKET		37,450
TOTAL MARKET VALUE		228,648
SOH/AGL Deduction		83,890
ASSESSED VALUE		144,758
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		94,758
TOTAL JUST VALUE		228,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,808

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8343	ADDITION	6,050	08/26/1992
7876	NEW CONSTR	47,884	02/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2567/0857	5/26/2022	WD	Q	I	01	280,000
GRANTOR: HUTTON DAVID R & PAME						
GRANTEE: TURNER RACHEL N & T						
1450/1366	10/09/2006	WD	Q	I		175,000
GRANTOR: PARRISH VIRGINIA R &						
GRANTEE: HUTTON DAVID R & PA						

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	1993	1993	3	74	2,590	
2	0511	GARAGE CB-	0	100	25	24	600.00	SF	40.00	40.00	100	1993	1993	3	66	15,840	
3	0810	CONCRETE A	0	100	0	0	208.00	SF	6.50	6.50	100	1993	1993	3	66	892	
4	1242	WD DECK A	0	100	0	0	423.00	SF	10.00	10.00	100	1993	1993	3	20	846	
5	1242	WD DECK A	0	100	0	0	223.00	SF	10.00	10.00	100	2000	2000	3	20	446	
6	0681	POLE SHED	0	100	25	5	125.00	SF	15.00	15.00	100	2000	2000	3	28	525	
7	0940	SHEDS/PORT	0	100	19	12	228.00	SF	19.50	19.50	100	1996	1996	3	20	889	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,0] W26 W24 S26 E44 S6 E18 N24 W12 N8 $
FOP=[YR=1993;ORIG=-62,26] S6 E44 N6 W44 $
BAS=[YR=1993;ORIG=0,0] W12 S8 E12 N8 $
UOP=[YR=1993;ORIG=-38,0] N4 W4 S4 E4 $
.

LAND DESCRIPTION

TOTAL OB/XF 22,028

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	1.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	37,450							

REVIEW DATE 05/14/2024 BY TWA Total Acres: 1.07 Total Land Value: 37,450 Market: 0 Agricultural: 0 Common: 37,450 PRINTED 08/06/2024 BY SYS