IN OR 1166/895

LEE STEPHEN
54383 HURST ROAD
CALLAHAN, FL 32011-7225

2024

16-1N-25-0000-0001-0270

BUILDING CHARACTERISTICS

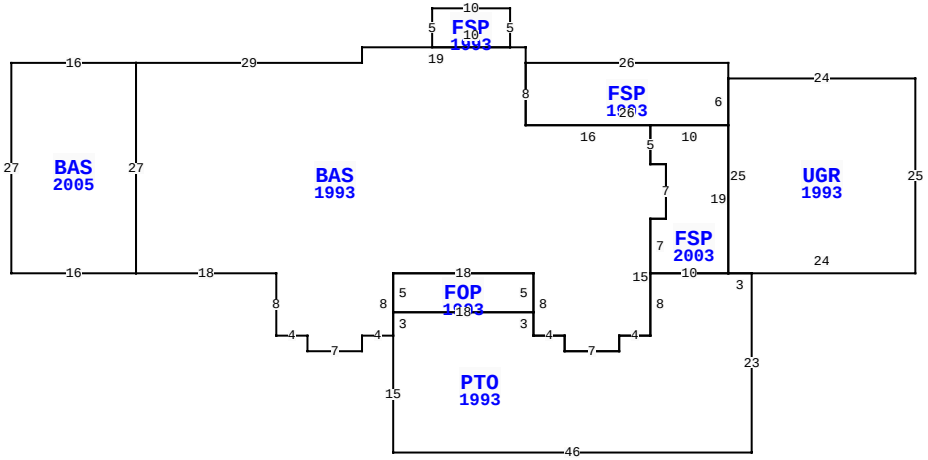
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	1,978	100	1,978	166,389
BAS	432	100	432	36,340
FOP	90	30	27	2,271
FSP	50	40	20	1,682
FSP	208	40	83	6,982
FSP	176	40	70	5,888
PTO	834	5	42	3,533
UGR	600	45	270	22,712
TOTALS	4,368		2,922	245,799

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,922	118.0640	112.16	327,732	1987	1993	0	0	0	25.00	75.00

1 SINGLE FAM – 100% - 2007 Heated Area: 2410 HX Base Yr 2007



54383 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		245,799
TOTAL MARKET OB/XF VALUE		13,570
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		339,369
SOH/AGL Deduction		136,252
ASSESSED VALUE		203,117
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		153,117
TOTAL JUST VALUE		339,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15106	ADDITION	29,568	04/01/2005
R98	REPAIR/RRF	0	11/01/1998
7662	NEW CONSTR	10,000	11/05/1991
6212	NEW CONSTR	0	09/20/1989
4562	GARAGE	24,280	12/23/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1166/0895	8/28/2003	WD	Q	I		180,000
GRANTOR: GOFF CLIFFORD M & LIN						
GRANTEE: LEE STEPHEN						
0431/0155	8/01/1984	WD	Q	V		20,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 FSP=[YR=1993] N2 W26 BAS=[YR=1993] N2 W2 FSP=[YR=1993] N5 W10 S5 E10$ W19 S2 W29 BAS=[YR=2005] W16 S27 E16 N27$ S27 E18 S8 E4 S2 E7N2E4 PTO=[YR=1993] S15 E46 N23 W3 FSP=[YR=2003] N19 W10 S5 E2 S7 W2 S7 E10 $W10 S8 W4 S2 W7 N2 W4 N3 FOP=[YR=1993] N5 W18 S5 E18$ W18 S3$N8 E18 S8 E4 S2 E7 N2E4 N15 E2 N7 W2 N5 W16 N8$ S8 E26N6 $ S25 E24 N25 $.

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
1	0812	CONCRETE C	0	100	0	0	1,617.00	SF	4.00	4.00	100	1992	1992	3	64	4,140	
2	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	100	1996	1996	3	24	1,512	
3	0510	GARAGE WD-	0	100	25	30	750.00	SF	23.45	23.45	100	1988	1988	3	20	3,518	
4	1242	WD DECK A	0	100	0	0	244.00	SF	10.00	10.00	100	1996	1996	3	20	488	
5	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00	40.00	100	1991	1991	3	20	2,400	
6	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	100	1996	1996	3	24	1,512	

LAND DESCRIPTION

TOTAL OB/XF 13,570

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		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 06/05/2020 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/06/2024 BY SYS