



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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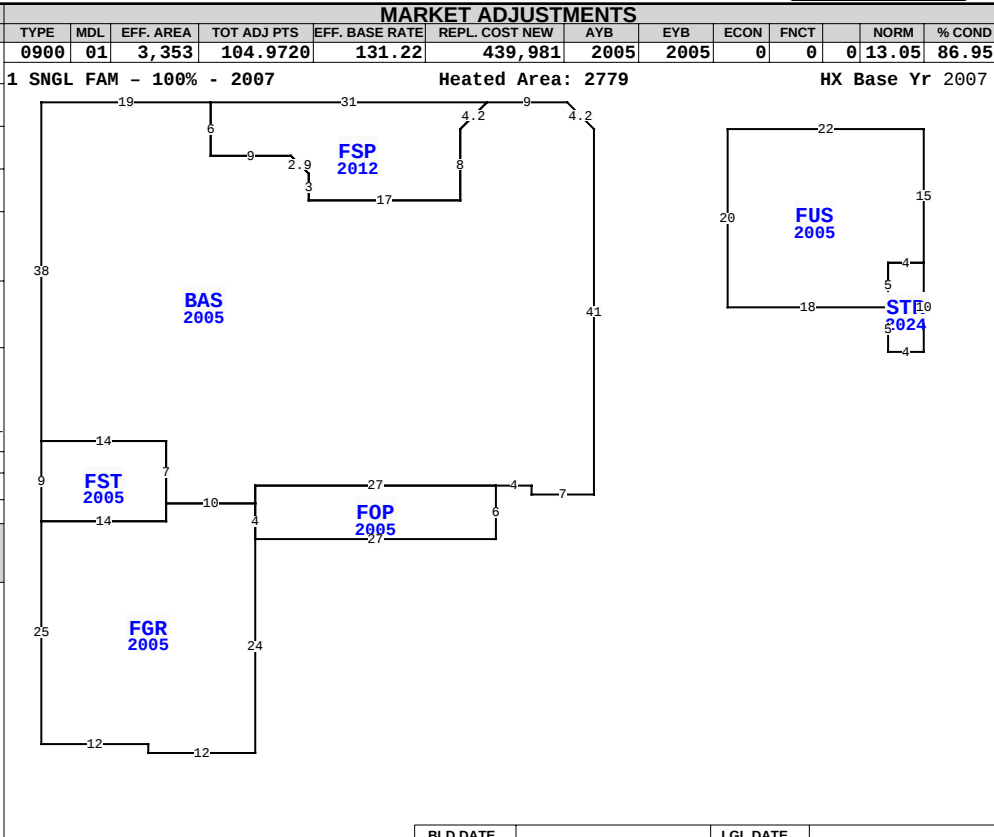
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,359	100	2,359	269,152
FGR	632	55	348	39,706
FOP	162	30	49	5,591
FSP	260	40	104	11,866
FST	126	55	69	7,872
FUS	420	100	420	47,920
STR	40	10	4	456
TOTALS	3,999		3,353	382,563

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115	
2	0810	CONCRETE A	0 100	0	0	1,105.00	SF	6.50	6.50	100	2005	2005	3	86	6,177	
3	0861	POOL GUNIT	0 100	0	0	486.00	SF	85.00	85.00	100	2006	2006	3	44	18,176	
4	0845	KOOL DECK	0 100	0	0	889.00	SF	7.25	7.25	100	2006	2006	3	87	5,607	
5	0462	ST/AL FNC	0 100	140	0	560.00	SF	10.00	10.00	100	2006	2006	3	44	2,464	
6	1127	BRICK 8"	0 100	0	0	48.00	SF	5.50	5.50	100	2006	2006	3	96	253	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C



54186 HURST RD, CALLAHAN

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

TOTAL OB/XF		
L N	USE CODE	CLS
1	000115	C

NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		405,819
TOTAL MARKET OB/XF VALUE		35,792
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		502,811
SOH/AGL Deduction		242,949
ASSESSED VALUE		259,862
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		209,862
TOTAL JUST VALUE		502,811
NCON VALUE		23,256
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		420,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19227	SWIM POOL	24,000	12/01/2006
E15040	ELEC OTHER	0	05/01/2005
P9453	OTHER	0	05/01/2005
B15119	NEW CONSTR	244,000	04/01/2005

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1249/0679	7/29/2004	WD Q V
GRANTOR: WALKER ROBERT J JR		
GRANTEE: HARRISON DWIGHT & K		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2005;ORIG=0,0] U3L3 W9 D3L3 S8 W17 N3 U2L2 W9 N6 W19 S38 E14 S7 E10 N2 E27 E4 S1 E7 N41 \$		
FGR=[YR=2005;ORIG=-62,44] S25 E12 S1 E12 N24 N4 W10 S2 W14 \$		
FUS=[YR=2005;ORIG=15,0] E22 S15 W4 S5 W18 N20 \$		
FSP=[YR=2012;ORIG=-12,-3] W31 S6 E9 D2R2 S3 E17 N8 U3R3 \$		
FOP=[YR=2005;ORIG=-38,46] E27 N6 W27 S2 S4 \$		
FST=[YR=2005;ORIG=-62,35] S9 E14 N2 N7 W14 \$		
PTR=[ORIG=0,0] E15 W15 \$		
STR=[YR=2024;ORIG=33,15] E4 S10 W4 N5 N5 \$		

HARRISON DWIGHT D & KIMBERLY R
54186 HURST ROAD
CALLAHAN, FL 32011

16-1N-25-0000-0001-0340

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		6							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		25		MOD METAL 100		6500		01		1,200		58.3000		20.40		24,480		2018		2018		0		0		5.00		95.00		VALUATION BY					STANDARD				
Roof Structur		10		STEEL FRME 100		2		GARAGE RES - 100% - 2024								Heated Area: 1200										HX Base Yr 2007		Tax Group: 6					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					405,819				
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					35,792				
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					61,200				
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					502,811				
Heating Type		01		NONE 100																										SOH/AGL Deduction					242,949				
Bedrooms				0 100																										ASSESSED VALUE					259,862				
Bathrooms				0 100																								HX HB		TOTAL EXEMPTION VALUE					50,000				
Frame		05		STEEL 100																										BASE TAXABLE VALUE					209,862				
																														TOTAL JUST VALUE					502,811				
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