IN OR 1642/355 LOTS 2 & 4
IN DB 255 PG 478
EX OR 73/495 & EX 19-1 & 19-2

HUNTER LVG TRUST/HUNTER CLARA B TRUSTEE
54186 HUNTER ROAD
CALLAHAN, FL 32011

2024

37-1N-25-0000-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

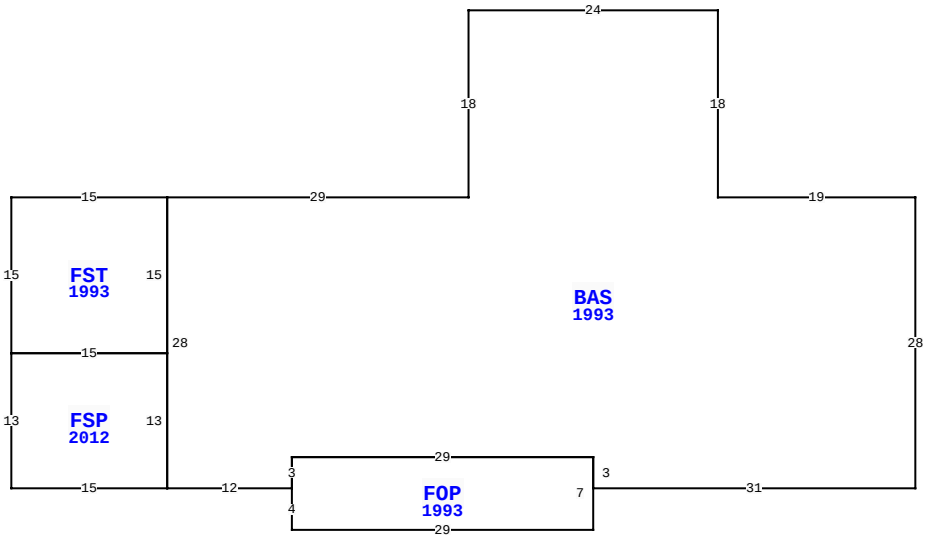
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,361	100	2,361	191,099
FOP	203	30	61	4,937
FSP	195	40	78	6,313
FST	225	55	124	10,037
TOTALS	2,984		2,624	212,387

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,624	120.0000	114.00	299,136	1980	1985	0	0	0	29.00	71.00

1 SINGLE FAM – 100% - 0 Heated Area: 2361 HX Base Yr



54186 HUNTER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	01/31/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		212,387
TOTAL MARKET OB/XF VALUE		38,990
TOTAL LAND VALUE - MARKET		244,185
TOTAL MARKET VALUE		342,664
SOH/AGL Deduction		170,413
ASSESSED VALUE		172,251
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		117,251
TOTAL JUST VALUE		495,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		507,479

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21010489	REPAIR/RRF	17,275	08/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1642/0355	9/22/2009	WD	U	I	30	100

GRANTOR: HUNTER AUBREY L & CLA

GRANTEE: HUNTER AUBREY L SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 N18 W24 S18 W29 FST=[YR=1993] W15 S15 FSP=[YR=2012] S13 E15 N13W15$ E15N15$ S28 E12 FOP=[YR=1993] S4 E29 N7 W29 S3 $ N3 E29 S3 E31 N28$.

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	1980	1980	3	46.5	1,628	
2	0810	CONCRETE A	0	100	60	80	480.00	SF	6.50	6.50	100	1980	1980	3	32.5	1,014	
3	0511	GARAGE CB-	0	100	0	0	528.00	SF	40.00	40.00	100	1980	1980	3	32.5	6,864	
4	0511	GARAGE CB-	0	100	0	0	2,268.00	SF	40.00	40.00	100	1980	1980	3	32.5	29,484	

LAND DESCRIPTION

TOTAL OB/XF 38,990

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.39	AC		1.00	1.00	1.00	35,000.00	35,000.00	83,650							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	6.16	AC		1.00	1.00	1.00	225.00	225.00	1,386							
3	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	9.01	AC		1.00	1.00	1.00	555.00	555.00	5,001							
4	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	15.17	AC		1.00	1.00	0.75	14,000.00	10,500.00	159,285							

REVIEW DATE 11/02/2021 BY KB Total Acres: 18.06 Total Land Value: 91,287 Market: 159,285 Agricultural: 6,387 Common: 84,900 PRINTED 08/06/2024 BY SYS