IN OR 773 PG 1784

PATE EMERY J & TAMMY M
54066 HUNTER RD
CALLAHAN, FL 32011

2024

37-1N-25-0000-0019-0020

BUILDING CHARACTERISTICS

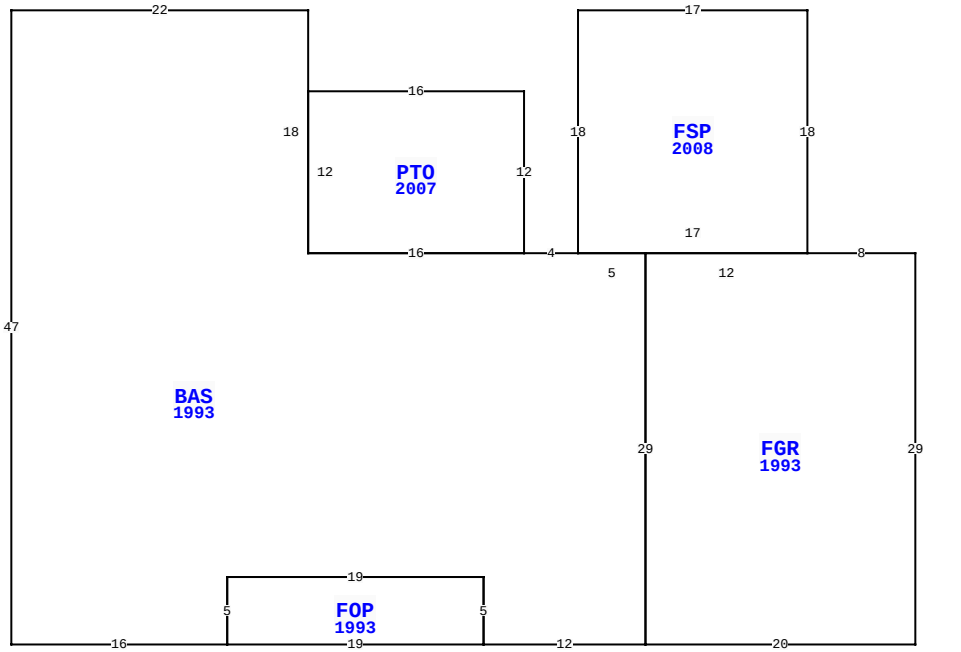
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,664	100	1,664	151,672
FGR	580	55	319	29,076
FOP	95	30	28	2,552
FSP	306	40	122	11,120
PTO	192	5	10	912
TOTALS	2,837		2,143	195,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,143	96.1380	120.17	257,524	1977	1990	0	0	0	24.15	75.85

1 SNGL FAM – 100% - 1997 Heated Area: 1664 HX Base Yr 1997



54066 HUNTER RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		216,812
TOTAL MARKET OB/XF VALUE		2,919
TOTAL LAND VALUE - MARKET		52,150
TOTAL MARKET VALUE		271,881
SOH/AGL Deduction		142,595
ASSESSED VALUE		129,286
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		79,286
TOTAL JUST VALUE		271,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,915

BLDG:1:1: ADJ EYB DUE TO NEWER ROOF KB 6/16/2017

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002409	GARAGE	49,712	04/01/2018
B0618334	REPAIR/RRF	489	10/31/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0773/1784	10/14/1996	WD	Q	I		89,900
GRANTOR: HUNTER WANDA K						
GRANTEE: PATE EMERY & TAMMY						
0706/0517	6/03/1994	QC	U	I	06	7,000
GRANTOR: HUNTER KENNETH W						
GRANTEE: HUNTER WANDA K						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 FSP=[YR=2008] N18 W17 S18 BAS=[YR=1993] W4 PTO=[YR=2007] N12 W16 S12 E16$ W16 N18 W22 S47 E16 FOP=[YR=1993] E19 N5 W19 S5$ N5 E19 S5 E12 N29 W5$ E17$ W12 S29 E20 N29$.

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	0811	CONCRETE B	0	100	0	0	764.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,291	

LAND DESCRIPTION

TOTAL OB/XF 2,919

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	0005	OR	0.00	0.00	1.49	AC		1.00	1.00	1.00	35,000.00	35,000.00	52,150							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.49 Total Land Value: 52,150 Market: 0 Agricultural: 0 Common: 52,150 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

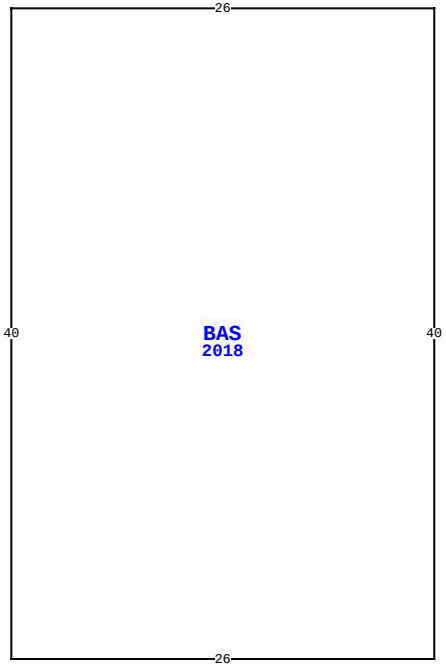
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	21,480
TOTALS	1,040		1,040	21,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	62.1000	21.74	22,610	2018	2018	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 1997 Heated Area: 1040 HX Base Yr 1997



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GRANTEE: PATE EMERY & TAMMY						
0706/0517	6/03/1994	QC	U	I	06	7,000
GRANTOR: HUNTER KENNETH W						
GRANTEE: HUNTER WANDA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 S40 E26 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.49 Total Land Value: 52,150 Market: 0 Agricultural: 0 Common: 52,150 PRINTED 08/06/2024 BY SYS