PT OF LOT 54
IN OR 1969/537
LEE STONER SHORES 1 UNR

HALL COURTNEY MICHELLE &/LOWARY ROBERT ELDON
54001 HAMLET LN
CALLAHAN, FL 32011

2024

37-1N-25-296A-0054-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

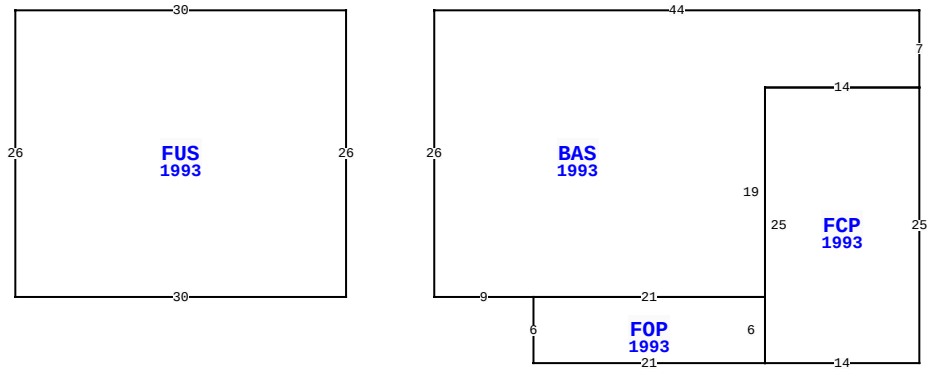
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	878	100	878	82,527
FCP	350	25	88	8,271
FOP	126	30	38	3,572
FUS	780	100	780	73,315
TOTALS	2,134		1,784	167,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,784	113.4000	107.73	192,190	1987	1997	0	0	0	12.75	87.25

1 SINGLE FAM – 50% - 2017 Heated Area: 1658 HX Base Yr 2017



54001 HAMLET LN, 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		167,686
TOTAL MARKET OB/XF VALUE		573
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		213,259
SOH/AGL Deduction		58,624
ASSESSED VALUE		154,635
TOTAL EXEMPTION VALUE	HA HAB	35,643
BASE TAXABLE VALUE		118,992
TOTAL JUST VALUE		213,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,745

EYB ADJSTD FOR NEWER METAL ROOF: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3992	N/A	47,090	03/31/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1969/0537	2/11/2015	WD	Q	I	01	107,000
GRANTOR: HERNANDO INVESTMENT F						
GRANTEE: HALL COURTNEY M & R						
1945/0254	9/17/2014	SW	U	I	12	52,800
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: HERNANDO INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W44 S26 E9 E21 N19 E14 N7 $
FUS=[YR=1993;ORIG=-82,0] E30 S26 W30 N26 $
FCP=[YR=1993;ORIG=-14,32] E14 N25 W14 S25 $
FOP=[YR=1993;ORIG=-35,26] S6 E21 N6 W21 $
.

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	0811	CONCRETE B	0	50	0	0	147.00	SF	5.20	5.20	100	1998	1998	3	75	573	

LAND DESCRIPTION

TOTAL OB/XF 573

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	000100	C	SFR	50	0006	RM	100.00	200.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS