

TRACT 80
IN OR 288 PG 21
NASSAU VILLAGE WEST PB 5/23

HUTCHINSON BARBARA
54033 HOWARD ROAD
CALLAHAN, FL 32011

2024

37-1N-25-299F-0080-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	30	VINYL 40
Roof Structure	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	2	100
Bathrooms	1	100
Frame	03	MASONRY 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
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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	1,120	100	1,120	89,053
BAS	290	100	290	23,058
FSP	70	40	28	2,227
USP	204	30	61	4,850
UST	90	45	40	3,181

TOTALS	1,774		1,539	122,369
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	39	30	1,170.00	SF	35.00	35.00	
2	0351	CARPORT MT	0	100	20	24	480.00	SF	5.90	5.90	
3	0681	POLE SHED	0	100	22	16	352.00	SF	15.00	15.00	
4	0681	POLE SHED	0	100	17	10	170.00	SF	15.00	15.00	
5	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	
6	0681	POLE SHED	0	100	12	18	216.00	SF	15.00	15.00	
7	0940	SHEDS/PORT	0	100	11	8	88.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		RM	186.00	256.00	1.00	LT	

REVIEW DATE	01/16/2023	BY	KWA
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,539	99.7560	94.77	145,851	1979	1990	0	0	0	16.10	83.90
1 SINGLE FAM - 100% - 0												
Heated Area: 1410												
HX Base Yr												

54033 HOWARD RD, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0510	GARAGE WD-	0	100	39	30	1,170.00	SF	35.00	35.00	100	1997	1997	3	25	10,238	
2	0351	CARPORT MT	0	100	20	24	480.00	SF	5.90	5.90	100	1997	1997	3	20	566	
3	0681	POLE SHED	0	100	22	16	352.00	SF	15.00	15.00	100	1997	1997	3	25	1,320	
4	0681	POLE SHED	0	100	17	10	170.00	SF	15.00	15.00	100	1997	1997	3	25	638	
5	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	100	1997	1997	3	25	360	
6	0681	POLE SHED	0	100	12	18	216.00	SF	15.00	15.00	100	1997	1997	3	25	810	
7	0940	SHEDS/PORT	0	100	11	8	88.00	SF	30.00	30.00	100	1997	1997	3	20	528	

TOTAL OB/XF												
14,460												

Total Acres: 0.00	Total Land Value: 45,000	Market: 0	Agricultural: 0	Common: 45,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		122,369	
TOTAL MARKET OB/XF VALUE		14,460	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		181,829	
SOH/AGL Deduction		82,285	
ASSESSED VALUE		99,544	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		49,544	
TOTAL JUST VALUE		181,829	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		176,796	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95281	REPAIR/RRF	1,958	01/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0288/0021	1/01/1973	WD	U	V	
SALE PRICE					3,800

GRANTOR:
GRANTEE:

BUILDING DIMENSIONS											
USP=[YR=2011] W17 S2 BAS=[YR=2011] W29 UST=[YR=1993] W9 S10 BAS=[YR=1993] S28 E20 FSP=[YR=1993] S7 E10 N7 W10\$ E20N28 W40\$ E9 N10\$ S10 E29 N10\$ S10 E17 N12\$.											

BUILDING NOTES											
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