BLOCK 3 LOT 10 & SLY 9 FT OF 9
& ELY 7 FT OF SLY 9 FT OF 14 &
ELY 7 FT OF 13 &

HEJDUK CHARLES A & CHRISTINE M
86378 CALLAWAY DR
YULEE, FL 32097

2024

42-2N-27-4400-0003-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

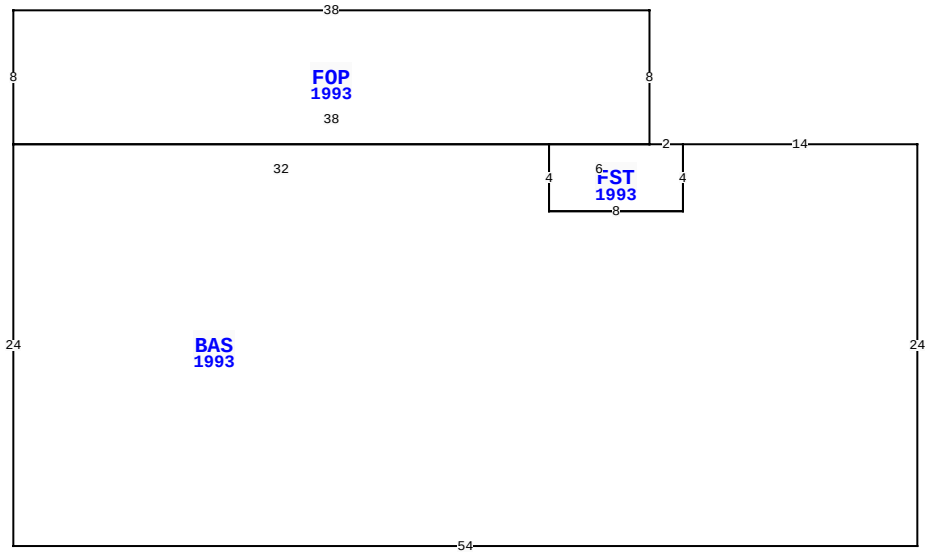
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1,264	104,479
FOP	304	30	91	7,522
FST	32	55	18	1,488
TOTALS	1,600		1,373	113,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,373	107.0160	101.67	139,593	1973	1980	0	0	0	18.70	81.30

1 SINGLE FAM – 100% - 2016 Heated Area: 1264 HX Base Yr 2016



86378 CALLAWAY DR, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		113,489
TOTAL MARKET OB/XF VALUE		14,148
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		177,637
SOH/AGL Deduction		74,235
ASSESSED VALUE		103,402
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,402
TOTAL JUST VALUE		177,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1982/0267	5/20/2015	WD	Q	I	02	112,100
GRANTOR: BRUSSELL DON S & PENN						
GRANTEE: HEJDUK CHARLES A &						
0909/1603	12/01/1999	WD	Q	I		81,500
GRANTOR: MUSGROVE JOSEPHINE C						
GRANTEE: BRUSSELL PENNY L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FST=[YR=1993] W2 FOP=[YR=1993] N8 W38 S8 E38 $ W6 S4 E8 N4 $ S4 W8 N4 W32 S24 E54 N24 $.

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	0812	CONCRETE C	0	100	0	0	1,322.00	SF	4.00	4.00	100	1975	1975	3	26	1,375	
2	0510	GARAGE WD-	0	100	24	32	768.00	SF	35.00	35.00	100	1980	1980	3	20	5,376	
3	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1991	1991	3	20	256	
4	0810	CONCRETE A	0	100	33	14	462.00	SF	6.50	6.50	100	1982	1982	3	38	1,141	
5	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 14,148

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	000100	C	SFR	100		RSF-	119.00	129.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/06/2024 BY SYS