

LOT 4
IN OR 1379/605
GARDEN POINT UNIT 2 PB 6/151

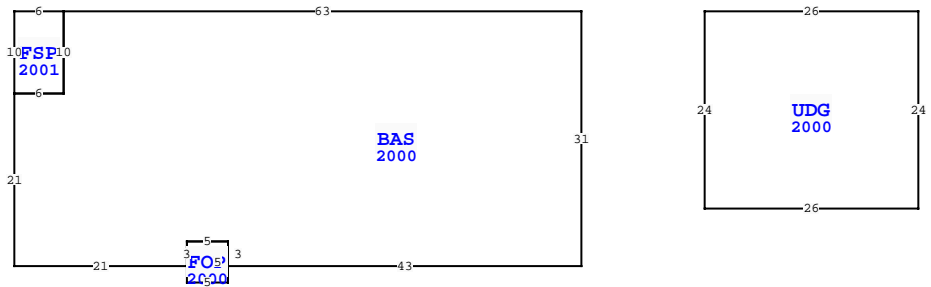
BOYD NATHAN & DEBORAH
54222 HUCKLEBERRY LANE
CALLAHAN, FL 32011

2025

03-1N-25-0621-0004-0000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20 FACE BRICK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	11 CLAY TILE 20
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
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	2,439	96.4026	127.25	310,363	2000	2000	0	0	17.38	82.62		
1 SNGL FAM - 100% - 2006 Heated Area: 2064 HX Base Yr 2006													



Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,064	100
FOP	25	30
FSP	60	40
UDG	624	55
TOTALS	2,773	2,439

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,064	100	2000	2,064	216,996
FOP	25	30	2000	8	841
FSP	60	40	2001	24	2,523
UDG	624	55	2000	343	36,061

NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 6	Tax Dist:			
BUILDING MARKET VALUE	264,476			
TOTAL MARKET OB/XF VALUE	20,979			
TOTAL LAND VALUE - MARKET	88,200			
TOTAL MARKET VALUE	373,655			
SOH/AGL Deduction	195,383			
ASSESSED VALUE	178,272			
TOTAL EXEMPTION VALUE	50,722			
BASE TAXABLE VALUE	127,550			
TOTAL JUST VALUE	373,655			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	343,198			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632463	XFOB	13,392	06/01/2016
B00	NEW CONSTR	98,872	06/01/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0605	1/05/2006	WD	U	I	21	295,000
GRANTOR: HAMELIN TYRONE R & CH						
GRANTEE: BOYD NATHAN & DEBOR						
0907/0392	11/08/1999	WD	Q	V	01	100
GRANTOR: CRAVEY JAMES J & BREN						
GRANTEE: HEMELIN TYRONE & CH						

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83
2	0812	CONCRETE C	0	100	0	1,690.00	SF	4.00	4.00	100	2001	2001	3	79
3	0861	POOL GUNIT	0	100	27	378.00	SF	85.00	85.00	100	2001	2001	3	25
4	0845	KOOL DECK	0	100	0	787.00	SF	7.25	7.25	100	2001	2001	3	79
5	0092	AUTO GATE	0	100	0	1.00	UT	875.00	875.00	100	2005	2005	3	22

TOTAL OB/XF														20,979
54222 HUCKLEBERRY LN, CALLAHAN														
BLD DATE														LGL DATE
XF DATE														LAND DATE
INC DATE														AG DATE
														05/21/2025
														MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2000] W63 FSP=[YR=2001] W6 S10 E6 N10 \$ S10 W6 S21 E21 FOP=[YR=2000] S2 E5 N5 W5 S3 \$ N3 E5 S3 E43 N31 \$ PTR=E15 UDG=[YR=2000] E26 S24 W26 N24 \$ W15 \$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0005	OR	0.00	0.00	1.96	AC		1.00	1.00	1.00	45,000.00	45,000.00	88,200							

