

BLOCK 1 LOT 6  
IN OR 1531/1754  
ESMT IN OR 480/370

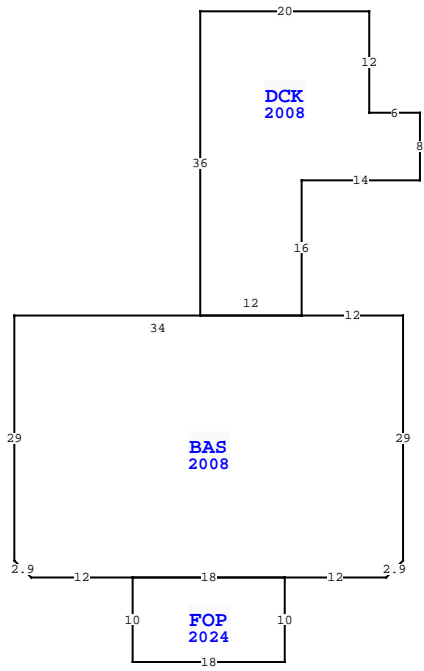
HUTCHINSON BRENDA B/HUNT DONALD L  
54163 HERON ROAD  
CALLAHAN, FL 32011

2025

10-1N-25-2880-0001-0060

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units	0	0 100	
Quality	03	Quality Level 03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8025.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,422	100	2008
DCK	640	15	2008
FOP	180	30	2024
TOTALS	2,242		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,572	116.8000	99.28	156,068	2002	2002	0	0	52.00	48.00		
2 M/H 94+ - 0% - 0 Heated Area: 1422 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			74,913
TOTAL MARKET OB/XF VALUE			5,517
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			125,430
SOH/AGL Deduction			13,992
ASSESSED VALUE			111,438
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			111,438
TOTAL JUST VALUE			125,430
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			109,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4728	CO ISSUED	0	01/01/2006
MH4728	MH MOVE-ON	0	01/01/2006
E1618	ELEC OTHER	0	01/01/2006
M10964	MECH OTHER	0	01/01/2006
P10619	OTHER	0	01/01/2006
3926	N/A	1,485	03/06/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1754	10/23/2007	WD	U	I	11	50,000
GRANTOR: CRAVEY THOMAS D & VIC						
GRANTEE: HUTCHINSON BRENDA B						
1527/0651	9/26/2007	QC	U	I	07	100
GRANTOR: DELAGE PAUL TRUSTEE						
GRANTEE: CRAVEY THOMAS D & V						

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	0350	CARPORT WD	0	0	0	100.00	SF	13.00	13.00	100	2012	2012	3	50	650	
2	0350	CARPORT WD	0	0	0	480.00	SF	13.00	13.00	100	2018	2018	3	78	4,867	

TOTAL OB/XF														5,517
54163 HERON RD, CALLAHAN														
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/24/2025		MLU

BUILDING NOTES													
BAS=[YR=2008;ORIG=0,0] W12 W34 S29 D2R2 E12 E18 E12 U2R2 N29 \$													
DCK=[YR=2008;ORIG=-12,0] N16 E14 N8 W6 N12 W20 S36 E12 \$													
FOP=[YR=2024;ORIG=-32,31] E18 S10 W18 N10 \$													

BUILDING DIMENSIONS													
BAS=[YR=2008;ORIG=0,0] W12 W34 S29 D2R2 E12 E18 E12 U2R2 N29 \$													
DCK=[YR=2008;ORIG=-12,0] N16 E14 N8 W6 N12 W20 S36 E12 \$													
FOP=[YR=2024;ORIG=-32,31] E18 S10 W18 N10 \$													

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	DPHT 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	0	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							