IN OR 2286/1065
EX 1-22 1-32 & 1-35

HOLLINGER JOSEPH
54344 HURST RD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0001-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

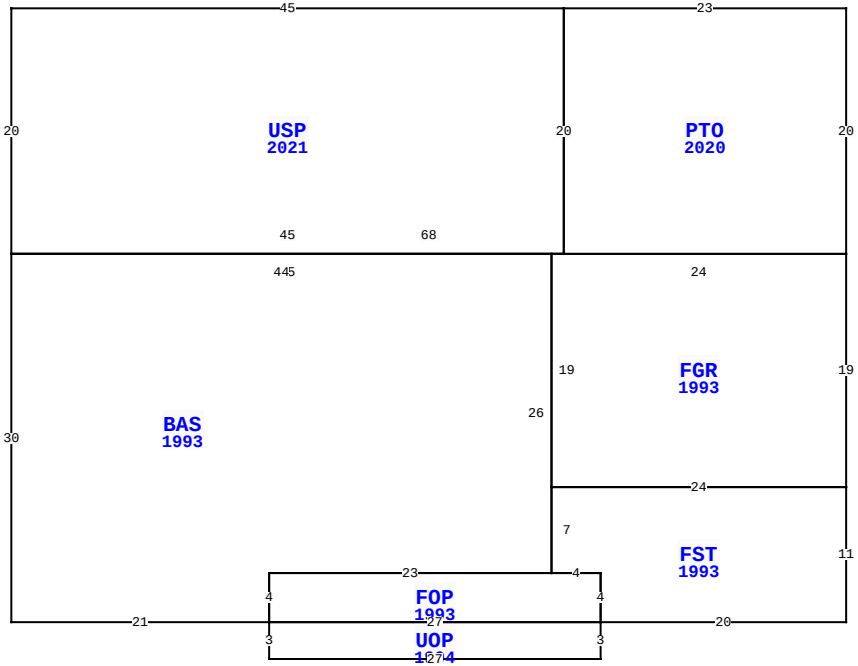
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,228	100	1993	1,228	131,298
FGR	456	55	1993	251	26,837
FOP	108	30	1993	32	3,421
FST	248	55	1993	136	14,541
PTO	460	5	2020	23	2,459
UOP	81	20	1994	16	1,711
USP	900	30	2021	270	28,868
TOTALS	3,481			1,956	209,135

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,956	98.7840	130.39	255,043	1990	2000	0	0	0	18.00	82.00

1 SNGL FAM – 100% - 2021 Heated Area: 1228 HX Base Yr 2021



54344 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		239,061
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		284,061
SOH/AGL Deduction		87,187
ASSESSED VALUE		196,874
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		146,152
TOTAL JUST VALUE		284,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009538	GARAGE	61,536	07/21/2021
19006041	REPAIR/RRF	12,544	07/01/2019
B173304	REPAIR/RRF	1,500	05/01/2017
M11365	MECH OTHER	0	04/01/2006
P10971	OTHER	0	04/01/2006
E10057	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2286/1065	6/20/2019	SW	U	I	12	71,400
GRANTOR: LEHMAN XS TRUST						
GRANTEE: HOLLINGER JOSEPH						
2261/1675	3/07/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LEHMAN XS TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2020] N20 W23 USP=[YR=2021] W45 S20 E45 N20$ S20 W45 BAS=[YR=1993] S30 E21 UOP=[YR=1994] S3 E27 N3 FST=[YR=1993] E20 N11 FGR=[YR=1993] N19 W24 S19 E24$ W24 S7 FOP=[YR=1993] W23 S4E27 N4 W4$ E4 S4$ W27$N4 E23 N26 W44$ E68 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 10/14/2021 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

IN OR 2286/1065
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54344 HURST RD
CALLAHAN, FL 32011

2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

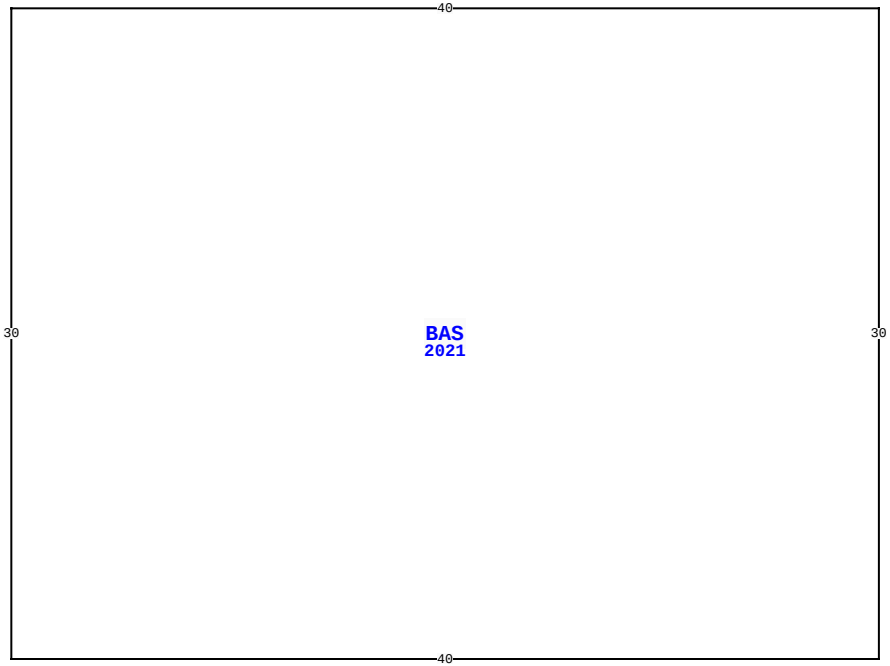
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	29,926
TOTALS	1,200			1,200	29,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	69.4830	25.71	30,852	2021	2021	0	0	0	3.00	97.00

4 GARAGE RES – 100% - 2021 Heated Area: 1200 HX Base Yr 2021



54344 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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BASE TAXABLE VALUE		146,152
TOTAL JUST VALUE		284,061
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,464

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3900	MH MOVE-ON	0	07/01/2002
M6228	H/AC	0	07/01/2002
8540	MH MOVE-ON	4,000	05/13/1991
5996	NEW CONSTR	41,360	09/19/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2286/1065	6/20/2019	SW	U	I	12	71,400
GRANTOR: LEHMAN XS TRUST						
GRANTEE: HOLLINGER JOSEPH						
2261/1675	3/07/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LEHMAN XS TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W40 S30 E40 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/14/2021 BY KB Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS