IN OR 1446/839
RP 1092 & 1093

MARTIN BRIAN K/MARTIN-CANTERBURY SHARON E
54432 HURST ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

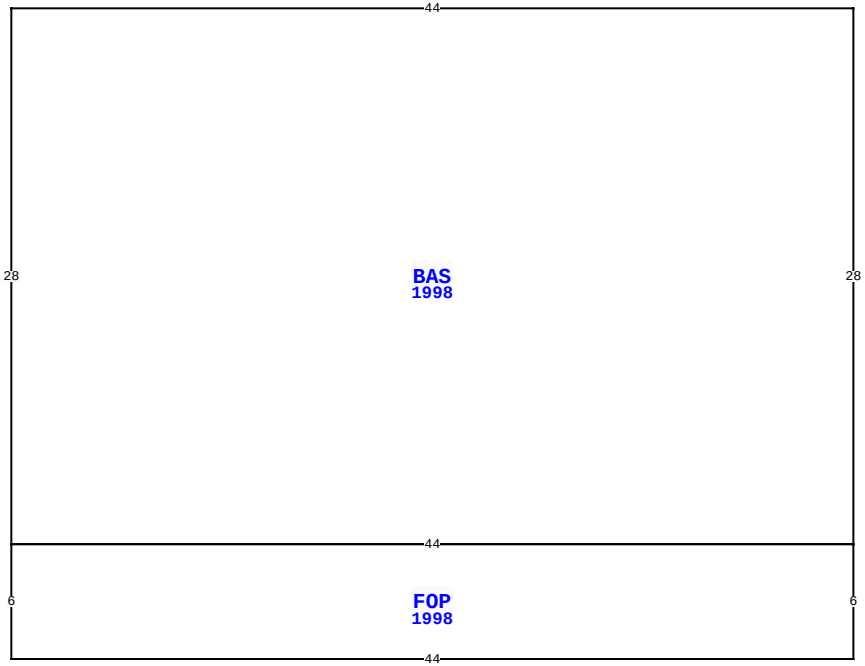
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1998	1,232	156,795
FOP	264	30	1998	79	10,055
TOTALS	1,496			1,311	166,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,311	113.3600	149.64	196,178	1998	1998	0	0	0	14.95	85.05

2 SNGL FAM – 100% - 2007 Heated Area: 1232 HX Base Yr 2007



54432 HURST RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,944
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		250,944
SOH/AGL Deduction		148,649
ASSESSED VALUE		102,295
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,573
TOTAL JUST VALUE		250,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18-06779	FGR 24X25 W/ FCP	40,630	07/02/2018
B985265	NEW CONSTR	64,500	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/0839	9/21/2006	QC	Q	I	01	16,500
GRANTOR: CANTERBURY SHARON E M						
GRANTEE: MARTIN-CANTERBURY S						
0876/0456	3/26/1999	QC	Q	I	06	100
GRANTOR: MARTIN BRIAN K						
GRANTEE: MARTIN SHARON E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W44 S28 FOP=[YR=1998] S6 E44 N6 W44 $ E44 N28 $.

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
1	000100	C	RES	100	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 02/08/2024 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

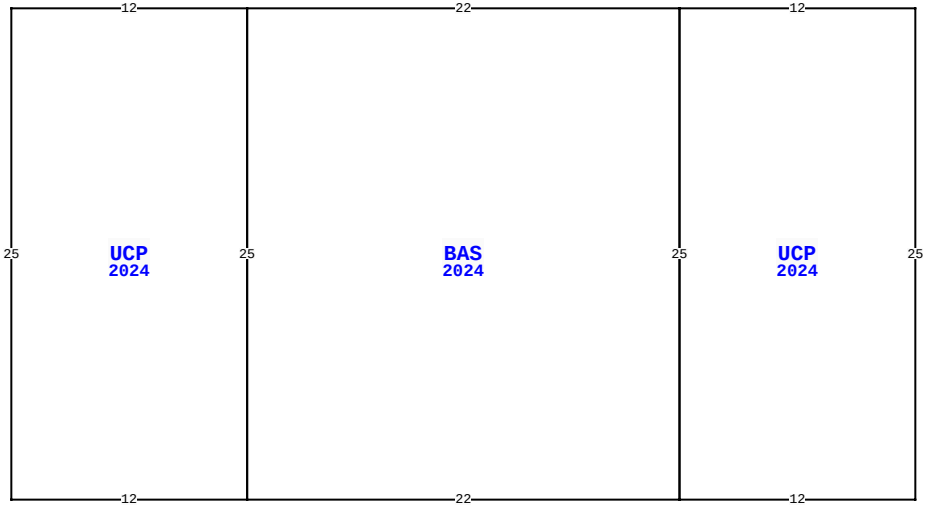
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05
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	550	100	2024	550	11,570
UCP	300	20	2024	60	1,262
UCP	300	20	2024	60	1,262
TOTALS	1,150			670	14,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	670	60.5000	22.38	14,995	2018	2018	0	0	0	6.00	94.00

3 GARAGE RES – 100% - 2019 Heated Area: 550 HX Base Yr 2007



54432 HURST RD, CALLAHAN

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GRANTEE: MARTIN-CANTERBURY S						
0876/0456	3/26/1999	QC	Q	I	06	100
GRANTOR: MARTIN BRIAN K						
GRANTEE: MARTIN SHARON E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,15] E22 S25 W22 N25 $
UCP=[YR=2024;ORIG=38,15] E12 S25 W12 N25 $
UCP=[YR=2024;ORIG=72,15] E12 S25 W12 N25 $
.

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

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