PT N1/2 OF NE1/4 SEC 16-1N-25E
IN OR 2538/433

ROTH JASON
54135 HURST RD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0001-0170

BUILDING CHARACTERISTICS

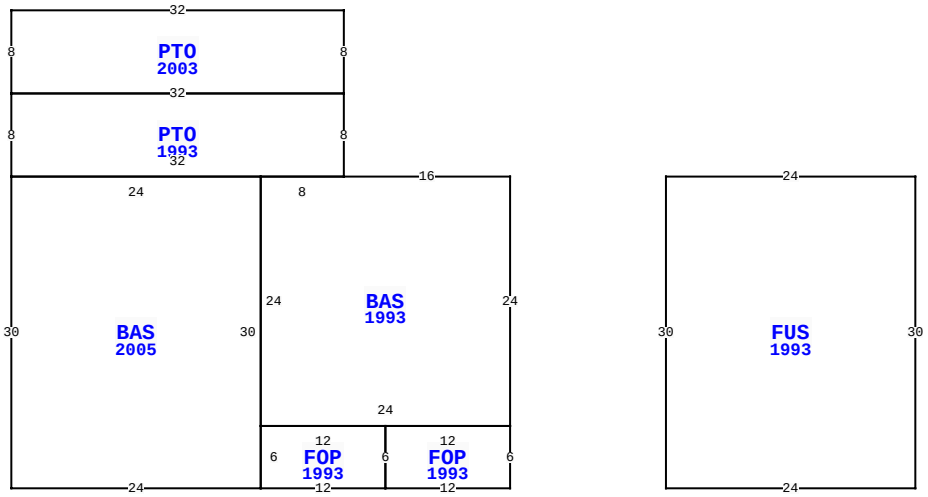
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 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	576	100	1993	576	42,598
BAS	720	100	2005	720	53,246
FOP	72	30	1993	22	1,627
FOP	72	30	1993	22	1,627
FUS	720	100	1993	720	53,246
PTO	256	5	1993	13	962
PTO	256	5	2003	13	962
TOTALS	2,672			2,086	154,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,086	87.8080	87.81	183,172	1970	1992	0	0	0	15.78	84.22

1 SINGLE FAM – 100% - 2007 Heated Area: 2016 HX Base Yr 2007



54135 HURST RD, CALLAHAN

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

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	0810	CONCRETE A	0	100	0	0	1,756.00	SF	6.50	6.50	100	1976	1976	3	26	2,968	
2	0511	GARAGE CB-	0	100	26	23	598.00	SF	40.00	40.00	100	1976	1976	3	26	6,219	
3	0510	GARAGE WD-	0	100	20	18	360.00	SF	35.00	35.00	100	1990	1990	3	20	2,520	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		154,267
TOTAL MARKET OB/XF VALUE		11,707
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		233,474
SOH/AGL Deduction		79,931
ASSESSED VALUE		153,543
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		102,821
TOTAL JUST VALUE		233,474
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0515321	CO ISSUED	0	01/01/2005
B0515321	NEW CONSTR	0	01/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2538/0433	1/06/2022	QC	U	I	11	100
GRANTOR: REED TANYA SHAREE AKA						
GRANTEE: ROTH JASON						
1319/0965	5/23/2005	WD	Q	I		85,000
GRANTOR: BENNETT HERBERT						
GRANTEE: ROTH JASON & TANYA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N8 PTO=[YR=2003] N8 W32 S8 E32$ W32 S8 BAS=[YR=2005] S30 E24 FOP=[YR=1993] E12 FOP=[YR=1993] E12 N6 W12 S6$ N6 W12 S6$ N30 W24$ E32$ W8 S24 E24 N24$ PTR= E15 FUS=[YR=1993] E24 S30 W24 N30 $ W15 $.

LAND DESCRIPTION

TOTAL OB/XF 11,707

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	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 05/14/2024 BY TWA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS