PT OF N1/2 OF NE1/4
IN OR 1579/557
R672200

SIMMONS BRIAN S
54083 HURST ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0001-0190

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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 80
Interior Floo	08	SHT VINYL 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
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

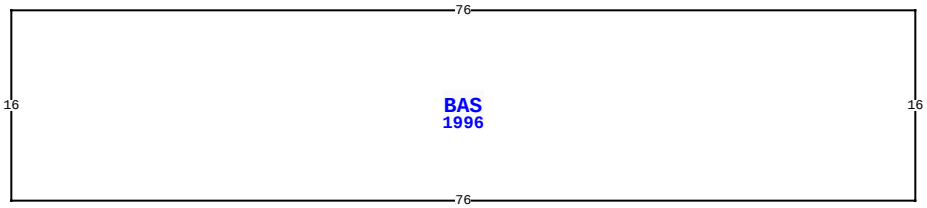
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1996	1,216	36,341
TOTALS	1,216			1,216	36,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	117.2000	99.62	121,138	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2010 Heated Area: 1216 HX Base Yr 2010



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		36,341
TOTAL MARKET OB/XF VALUE		1,024
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		82,365
SOH/AGL Deduction		40,990
ASSESSED VALUE		41,375
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,375
TOTAL JUST VALUE		82,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/0557	7/31/2008	WD	U	I	24	80,000
GRANTOR: ADAMS JESSE M						
GRANTEE: SIMMONS BRIAN S						
0728/0718	4/26/1995	WD	U	I	10	100
GRANTOR: PENDARVIS GEORGIA WAR						
GRANTEE: ADAMS MICHEAL & DOR						

54083 HURST RD, CALLAHAN

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

BUILDING NOTES

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	1242	WD DECK A	0	100	16	32	512.00	SF	10.00	10.00	100	1996	1996	3	20	1,024	

BUILDING DIMENSIONS

BAS=[YR=1996] W76 S16 E76 N16$.

LAND DESCRIPTION

TOTAL OB/XF 1,024

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/20/2024 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS