IN N1/2 OF NE1/4
IN OR 373 PG 352
R359327 & R359328

BENNETT JAMES K & KAREN E
54115 HURST ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0001-0200

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

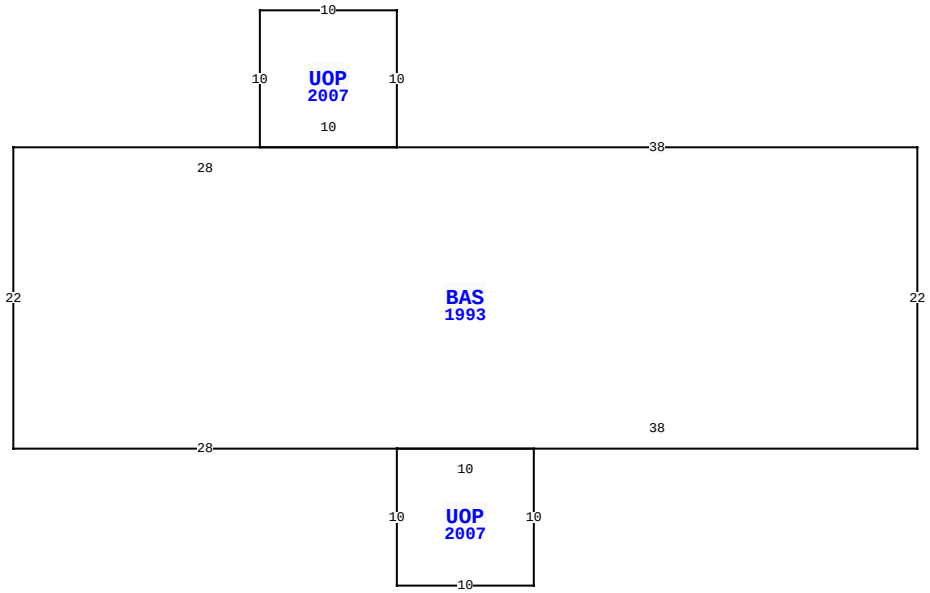
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,452	100	1993	1,452	40,981
UOP	100	25	2007	25	706
UOP	100	25	2007	25	706
TOTALS	1,652			1,502	42,392

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,502	117.6000	94.08	141,308	1988	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 1452 HX Base Yr



54115 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		48,626
TOTAL MARKET OB/XF VALUE		16,585
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		110,211
SOH/AGL Deduction		60,756
ASSESSED VALUE		49,455
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,455
TOTAL JUST VALUE		110,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18544	CARPORT	6,600	10/31/2006
R09741	REPAIR/RRF	600	09/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0158/0257	1/01/1973	WD	Q	V		2,500
GRANTOR:						
GRANTEE:						
0154/0370	1/01/1973	WD	Q	V		2,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UOP=[YR=2007] N10 W10 S10 E10$ W28 S22 E28
UOP=[YR=2007] S10 E10 N10 W10$ E38 N22$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	62	2,170	
2	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	1980	1980	3	100	1,400	
3	0940	SHEDS/PORT	0	100	20	15	300.00	SF	30.00	30.00	100	2003	2003	3	20	1,800	
4	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2005	2005	3	84	786	
5	0351	CARPORT MT	0	100	22	19	418.00	SF	10.00	10.00	100	2005	2005	3	22	920	
6	0810	CONCRETE A	0	100	10	25	250.00	SF	6.50	6.50	100	2011	2011	3	91	1,479	
7	0811	CONCRETE B	0	100	0	0	1,697.00	SF	5.20	5.20	100	2011	2011	3	91	8,030	

LAND DESCRIPTION

TOTAL OB/XF 16,585

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

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2025

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NASSAU COUNTY PROPERTY

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	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	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

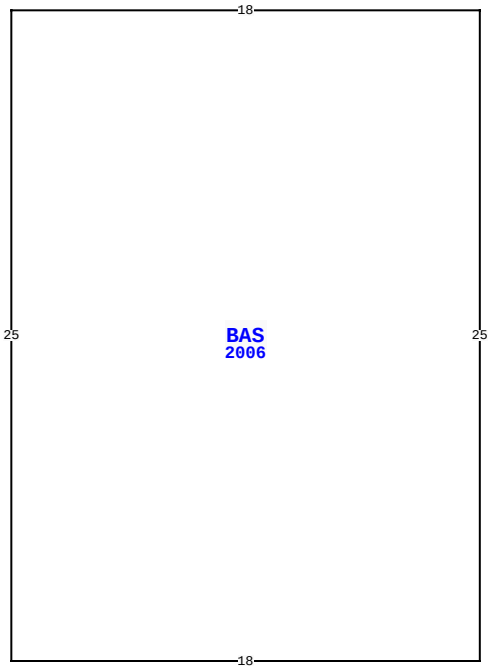
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	2006	450	6,234
TOTALS	450			450	6,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	50.6000	18.72	8,424	2006	2006	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 0 Heated Area: 450 HX Base Yr



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GRANTEE:						
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GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W18 S25 E18 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

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