



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 6														
Exterior Wall	19	COMMON BRK 100	0100	01	2,922	118.0640	118.06	344,971	1987	1993	0	0	0	25.50	74.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2007														Heated Area: 2410 HX Base Yr 2007												
Roof Cover	03	COMP SHNGL 100															Tax Group: 6 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 257,003												
Interior Floor	14	CARPET 80															TOTAL MARKET OB/XF VALUE 13,314												
Interior Floor	11	CLAY TILE 20															TOTAL LAND VALUE - MARKET 97,500												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 367,817												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 158,810												
Bedrooms	4	100															ASSESSED VALUE 209,007												
Bathrooms	3	100															TOTAL EXEMPTION VALUE HX HB 50,722												
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 158,285												
Stories	1.	1. 100															TOTAL JUST VALUE 367,817												
Units	0	100	NCON VALUE 0																										
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																										
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 339,369																										
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	1,978	100	1993	1,978	173,975																								
BAS	432	100	2005	432	37,996																								
FOP	90	30	1993	27	2,375																								
FSP	50	40	1993	20	1,759																								
FSP	208	40	1993	83	7,300																								
FSP	176	40	2003	70	6,157																								
PTO	834	5	1993	42	3,694																								
UGR	600	45	1993	270	23,748																								
TOTALS	4,368			2,922	257,003																								
EXTRA FEATURES						54383 HURST RD, CALLAHAN																							
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												
1	0812	CONCRETE C	0	100	0	0	1,617.00	SF	4.00	4.00	100	1992	1992	3	62	4,010													
2	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	100	1996	1996	3	23	1,449													
3	0510	GARAGE WD-	0	100	25	30	750.00	SF	23.45	23.45	100	1988	1988	3	20	3,518													
4	1242	WD DECK A	0	100	0	0	244.00	SF	10.00	10.00	100	1996	1996	3	20	488													
5	0300	BOAT DCK W	0	100	0	0	300.00	SF	40.00	40.00	100	1991	1991	3	20	2,400													
6	0681	POLE SHED	0	100	30	14	420.00	SF	15.00	15.00	100	1996	1996	3	23	1,449													
TOTAL OB/XF 13,314																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500												
REVIEW DATE 06/05/2020 BY KBA Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS																													