IN OR 1249/679
ESMT OR 1343/655

HARRISON DWIGHT D & KIMBERLY R
54186 HURST ROAD
CALLAHAN, FL 32011

2025

16-1N-25-0000-0001-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

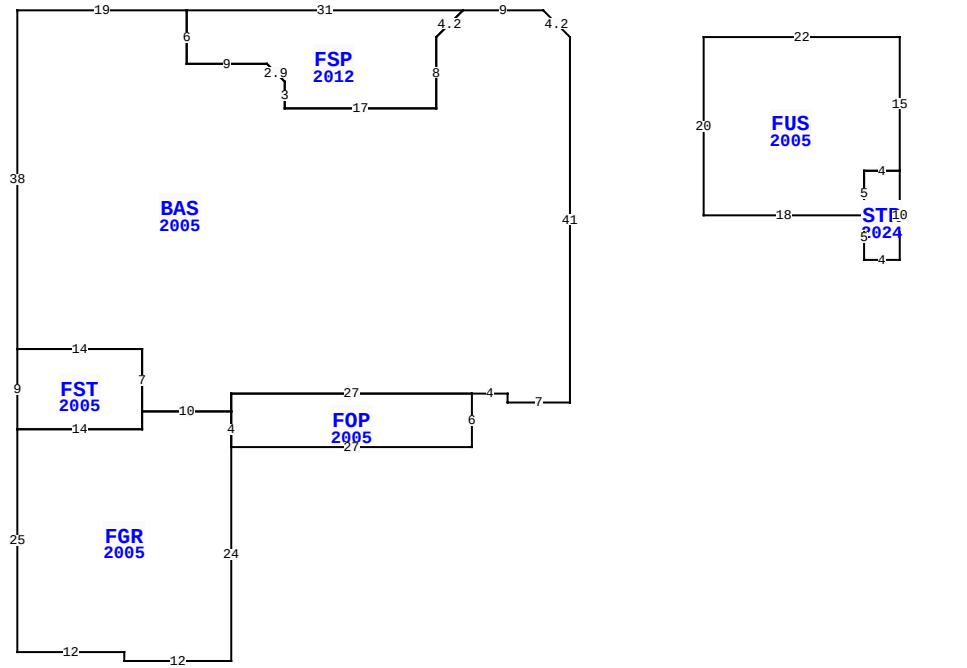
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,359	100	2005	2,359	281,821
FGR	632	55	2005	348	41,574
FOP	162	30	2005	49	5,853
FSP	260	40	2012	104	12,424
FST	126	55	2005	69	8,243
FUS	420	100	2005	420	50,176
STR	40	10	2024	4	478
TOTALS	3,999			3,353	400,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,353	104.9720	138.56	464,592	2005	2005	0	0	0	13.78	86.22

1 SNGL FAM – 100% - 2007 Heated Area: 2779 HX Base Yr 2007



54186 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		424,902
TOTAL MARKET OB/XF VALUE		33,673
TOTAL LAND VALUE - MARKET		102,000
TOTAL MARKET VALUE		560,575
SOH/AGL Deduction		293,177
ASSESSED VALUE		267,398
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		216,676
TOTAL JUST VALUE		560,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19227	SWIM POOL	24,000	12/01/2006
E15040	ELEC OTHER	0	05/01/2005
P9453	OTHER	0	05/01/2005
B15119	NEW CONSTR	244,000	04/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0679	7/29/2004	WD	Q	V		51,200

GRANTOR: WALKER ROBERT J JR
GRANTEE: HARRISON DWIGHT & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005;ORIG=0,0] U3L3 W9 D3L3 S8 W17 N3 U2L2 W9 N6 W19 S38 E14 S7 E10 N2 E27 E4 S1 E7 N41 $
FGR=[YR=2005;ORIG=-62,44] S25 E12 S1 E12 N24 N4 W10 S2 W14 $
FUS=[YR=2005;ORIG=15,0] E22 S15 W4 S5 W18 N20 $
FSP=[YR=2012;ORIG=-12,-3] W31 S6 E9 D2R2 S3 E17 N8 U3R3 $
FOP=[YR=2005;ORIG=-38,46] E27 N6 W27 S2 S4 $
FST=[YR=2005;ORIG=-62,35] S9 E14 N2 N7 W14 $
PTR=[ORIG=0,0] E15 W15 $
STR=[YR=2024;ORIG=33,15] E4 S10 W4 N5 N5 $
.

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	2005	2005	3	88	3,080	
2	0810	CONCRETE A	0	100	0	0	1,105.00	SF	6.50	6.50	100	2005	2005	3	84	6,033	
3	0861	POOL GUNIT	0	100	0	0	486.00	SF	85.00	85.00	100	2006	2006	3	40	16,524	
4	0845	KOOL DECK	0	100	0	0	889.00	SF	7.25	7.25	100	2006	2006	3	86	5,543	
5	0462	ST/AL FNC	0	100	140	0	560.00	SF	10.00	10.00	100	2006	2006	3	40	2,240	
6	1127	BRICK 8"	0	100	0	0	48.00	SF	5.50	5.50	100	2006	2006	3	96	253	

LAND DESCRIPTION

TOTAL OB/XF 33,673

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	3.40	AC		1.00	1.00	1.00	30,000.00	30,000.00	102,000							

REVIEW DATE 01/29/2024 BY KWA Total Acres: 3.40 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS

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ESMT OR 1343/655

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54186 HURST ROAD
CALLAHAN, FL 32011

2025

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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

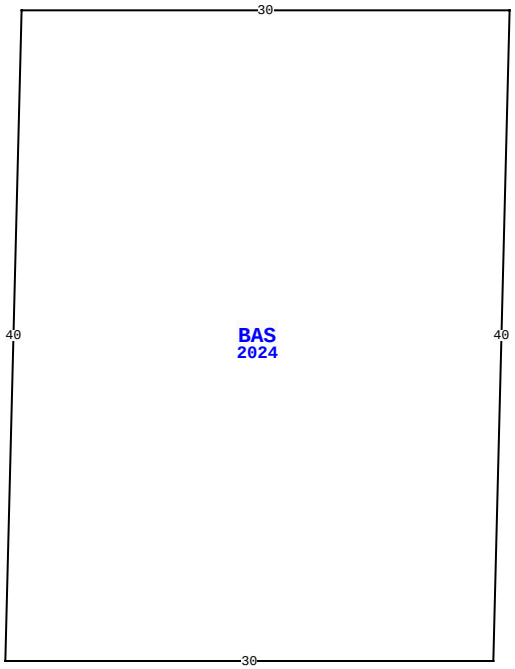
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	24,331
TOTALS	1,200			1,200	24,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	58.3000	21.57	25,884	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2024 Heated Area: 1200 HX Base Yr 2007



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PREVIOUS YEAR MKT VALUE		502,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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1249/0679	7/29/2004	WD	Q	V		51,200

GRANTOR: WALKER ROBERT J JR
GRANTEE: HARRISON DWIGHT & K

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 D40L1 W30 U40R1 $
.

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 01/29/2024 BY KWA Total Acres: 3.40 Total Land Value: 102,000 Market: 0 Agricultural: 0 Common: 102,000 PRINTED 07/30/2025 BY SYS