

PT BLKS 1,2,5,6,7 & 8 IN
OR 1357/1067 & PT ABND R/W
RES #2004-18 (EX UTIL ESMT IN

HURSEY JASON S & JULIE
614039 RIVER ROAD
CALLAHAN, FL 32011

2025

27-2N-24-228C-0017-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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DOR CODE	0100	SINGLE FAMILY
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MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,469	100	2006	3,469	545,495
FGR	851	55	2006	468	73,592
FOP	94	30	2006	28	4,403
FOP	694	30	2006	208	32,707
FUS	1,411	100	2006	1,411	221,878
PTO	176	5	2006	9	1,415
STP	42	10	2006	4	629
STP	75	10	2006	8	1,258

TOTALS	6,812			5,605	881,377
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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	300.00	SF	4.00	4.00	100	1983	1983	3	38	456	
2	0855	CONC PAVER	0	100	0	0	1,418.00	SF	3.00	3.00	100	2006	2006	3	86	3,658	
3	0812	CONCRETE C	0	100	0	0	8,002.00	SF	4.00	4.00	100	2006	2006	3	86	27,527	
4	1127	BRICK 8"	0	100	16	4	64.00	SF	11.00	11.00	100	2006	2006	3	96	676	
5	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	6,230	
6	0858	SCULP CONC	0	100	0	0	2,220.00	SF	13.00	13.00	100	2008	2008	3	97	27,994	
7	1076	TRELLIS A	0	100	16	14	224.00	SF	7.50	7.50	100	2008	2008	3	48	806	
8	0861	POOL GUNIT	0	100	50	18	900.00	SF	85.00	85.00	100	2008	2008	3	48	36,720	
9	0462	ST/AL FNC	0	100	384	4	1,536.00	SF	10.00	10.00	100	2008	2008	3	48	7,373	
10	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2008	2008	3	72	648	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	5,605	115.0545	181.79	1,018,933	2006	2006	0	0
1 SFR CUST - 100% - 2007									
Heated Area: 4880									
HX Base Yr 2007									
614039 RIVER RD, CALLAHAN									
BLD DATE XF DATE INC DATE									
LGL DATE LAND DATE AG DATE									
05/21/2025 MLU									

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	300.00	SF	4.00
2	0855	CONC PAVER	0	100	0	0	1,418.00	SF	3.00
3	0812	CONCRETE C	0	100	0	0	8,002.00	SF	4.00
4	1127	BRICK 8"	0	100	16	4	64.00	SF	11.00
5	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
6	0858	SCULP CONC	0	100	0	0	2,220.00	SF	13.00
7	1076	TRELLIS A	0	100	16	14	224.00	SF	7.50
8	0861	POOL GUNIT	0	100	50	18	900.00	SF	85.00
9	0462	ST/AL FNC	0	100	384	4	1,536.00	SF	10.00
10	0463	FENCE GATE	0	100	0	0	3.00	UT	300.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	10.42

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					939,400				
TOTAL MARKET OB/XF VALUE					149,668				
TOTAL LAND VALUE - MARKET					132,874				
TOTAL MARKET VALUE					1,221,142				
SOH/AGL Deduction					555,501				
ASSESSED VALUE					665,641				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					614,919				
TOTAL JUST VALUE					1,221,142				
NCON VALUE					78,023				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					1,147,902				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20533	SWIM POOL	35,000	09/19/2007
C0515809	CO ISSUED	0	08/14/2006
B0515809	NEW CONSTR	0	08/14/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1357/1067	10/10/2005	WD	U	V	07	100	
GRANTOR: SCAFF AUDREY J & BETT							
GRANTEE: HURSEY JASON & JULI							
1308/1740	4/12/2005	QC	Q	V	06	100	
GRANTOR: SCAFF AUDREY J & BETT							
GRANTEE: HURSEY JASON S & JU							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] N25W4N15W14N9W13 FOP=[YR=2006] N3W15N8STP=[YR=2006] R3 U3 U7 L7 D3 L3 D7 R7 \$ U7 L7 W29S13 E28S8E7S6E16N9\$S9W16N6W7N8W28 S4W2S12PT0=[YR=2006] W9S16E11N16W2\$ E2S9FGR=[YR=2006] S7W11S34E24N34W8N7 W5\$E5S7E8S20E7S3E13FOP=[YR=2006] S4 E1STP=[YR=2006] S5E15N5W15\$E16N4W2N2 W13S2W2\$E2N2E13S2E15N3E4S2E15\$ PTR=E20 FUS=[YR=2006] S4E9S15E8S8E14 N12E12S12E14N8E9N16W9N10W13S11 W15N11W13S4W7S3W9\$ W20\$.									

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