PT OF LOTS 2 & 3 (S-3 & S-4)
IN OR 2676/1468
EX S-7

DRISCOLL KURT F & SHARON M
45078 HODGES RD
CALLAHAN, FL 32011

2025

28-2N-25-3080-0002-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

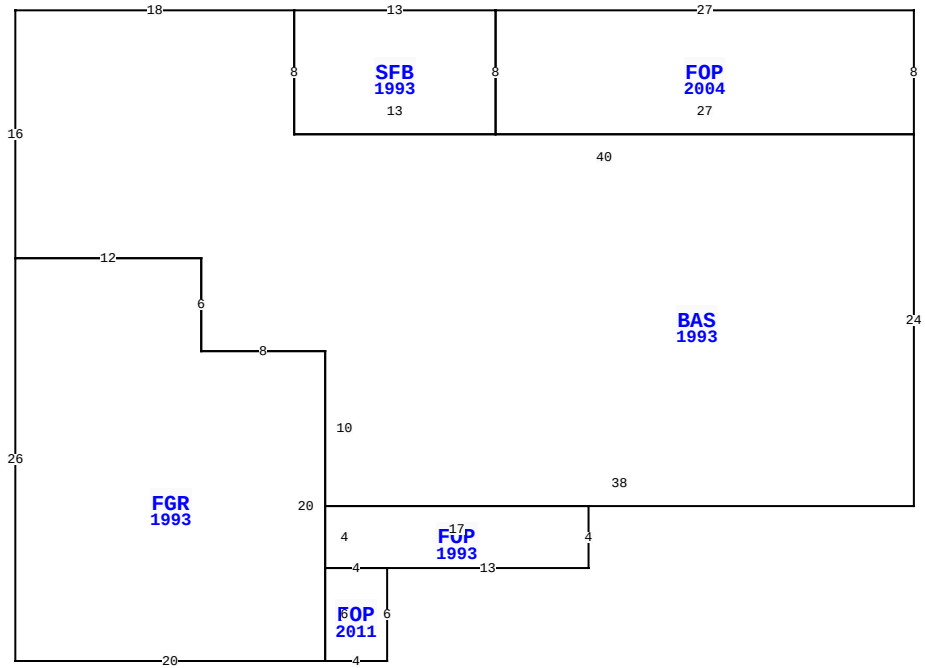
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100	1993	1,264	169,711
FGR	472	55	1993	260	34,908
FOP	68	30	1993	20	2,685
FOP	216	30	2004	65	8,727
FOP	24	30	2011	7	940
SFB	104	80	1993	83	11,144
TOTALS	2,148			1,699	228,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,699	114.8000	151.54	257,466	1975	2005	0	0	0	11.40	88.60

1 SNGL FAM – 100% - 2024 Heated Area: 1347 HX Base Yr 2024



45078 HODGES 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		228,115
TOTAL MARKET OB/XF VALUE		2,320
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		293,435
SOH/AGL Deduction		130,271
ASSESSED VALUE		163,164
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		62,442
TOTAL JUST VALUE		293,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,930

EYB ADJUSTED REMODEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2676/1468	10/30/2023	WD	Q	I	01	310,000
GRANTOR: WALKER BOBBIE JO						
GRANTEE: DRISCOLL KURT F & S						
1978/0736	5/06/2015	QC	U	I	11	100
GRANTOR: BRIDGES BOBBY						
GRANTEE: WALKER BOBBIE JO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W27 SFB=[YR=1993] W13 BAS=[YR=1993] W18 S16 FGR=[YR=1993] S26 E20 FOP=[YR=2011] E4 N6 FOP=[YR=1993] E13 N4 W17 S4 E4 $ W4 S6$ N20 W8 N6 W12 $ E12 S6 E8 S10 E38 N24 W40 N8 $ S8 E13 N8$ S8 E27 N8 $.

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	0811	CONCRETE B	0	100	0	0	744.00	SF	5.20	5.20	100	1980	1980	3	30	1,161	
2	0801	ASPHALT A	0	100	0	0	644.00	SF	3.00	3.00	100	2008	2008	3	60	1,159	

LAND DESCRIPTION

TOTAL OB/XF 2,320

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	1.00	AC		1.00	1.00	1.40	45,000.00	63,000.00	63,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS