TRACT 79
NASSAU VILLAGE WEST PB 5/23

KOS BOHDAN/CORTES MICHELLE ANNE
54065 HOWARD ROAD
CALLAHAN, FL 32011

2025

37-1N-25-299F-0079-0000

BUILDING CHARACTERISTICS

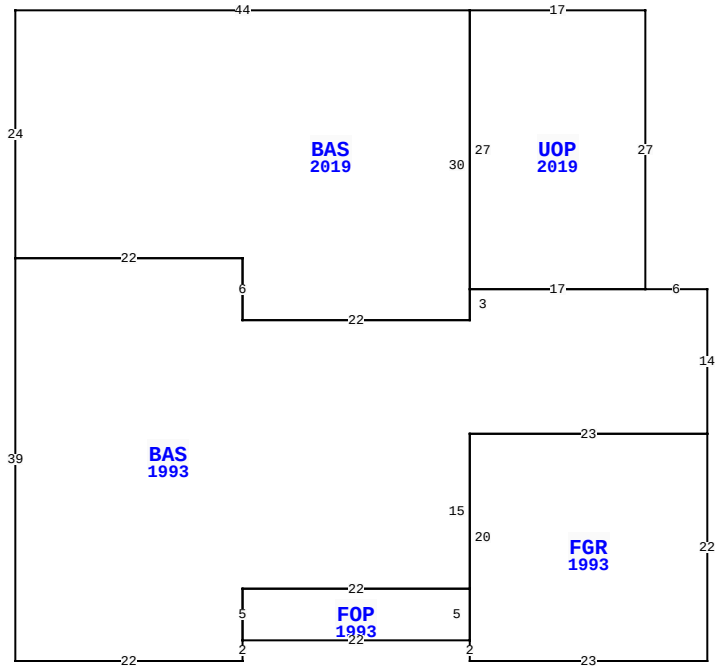
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	1,752	100	1993	1,752	161,329
BAS	1,188	100	2019	1,188	109,395
FGR	506	55	1993	278	25,599
FOP	110	30	1993	33	3,039
UOP	459	20	2019	92	8,472
TOTALS	4,015			3,343	307,833

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,343	110.6116	110.61	369,769	1991	2000	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2025 Heated Area: 2940 HX Base Yr 2025



54065 HOWARD RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		307,833
TOTAL MARKET OB/XF VALUE		29,536
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		387,369
SOH/AGL Deduction		62,599
ASSESSED VALUE		324,770
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		274,048
TOTAL JUST VALUE		387,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000386	ADDITION	148,160	01/01/2019
17006470	REPAIR/RRF	10,656	10/01/2017
B1631986	GARAGE	34,811	03/01/2016
6724	NEW CONSTR	66,312	09/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2706/145	4/09/2024	WD	Q	I	01	461,000
GRANTOR: STEVENS DANNY C						
GRANTEE: KOS BOHDAN						
1875/0066	6/12/2013	QC	U	I	11	100
GRANTOR: STEVENS DANNY C & CYN						
GRANTEE: STEVENS DANNY C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UOP=[YR=2019] N27 W17 BAS=[YR=2019] W44 S24 E22 S6 E22 N30 $ S27 E17$ W17 S3 W22 N6 W22 S39 E22 N2 FOP=[YR=1993] E22 FGR=[YR=1993] S2 E23 N22 W23 S20$ N5 W22 S5$ N5E22 N15 E23 N14$.

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	0510	GARAGE WD-	0	100	30	25	750.00	SF	35.00	35.00	100	2016	2016	3	78	20,475	
2	0351	CARPORT MT	0	100	26	24	624.00	SF	10.00	10.00	100	2020	2020	3	86	5,366	
3	0811	CONCRETE B	0	100	0	0	725.00	SF	5.20	5.20	100	2020	2020	3	98	3,695	

LAND DESCRIPTION

TOTAL OB/XF 29,536

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		RM	186.00	256.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 12/09/2022 BY KWX Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS