

TRACT 81
IN OR 1417/273
NASSAU VILLAGE WEST PB 5/23

HESTER GEORGE D
54001 HOWARD COURT
CALLAHAN, FL 32011

2025

37-1N-25-299F-0081-0000



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	12	CEDAR 100	0100	01	1,972	110.7400	110.74	218,379	1993	1993	0	0	0	15.50	84.50	VALUATION BY STANDARD																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 1995														Heated Area: 1516																
Roof Cover	03	COMP SHNGL 100															HX Base Yr 1995																
Interior Wall	05	DRYWALL 100																															
Interior Floo	14	CARPET 80																															
Interior Floo	08	SHT VINYL 20																															
Air Condition	03	CENTRAL 100																															
Heating Type	04	AIR DUCTED 100																															
Bedrooms		3 100																															
Bathrooms		2 100																															
Frame	02	WOOD FRAME 100																															
Stories	1.	1. 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	1,516	100	1993	1,516	141,860																												
FGR	576	55	1993	317	29,664																												
FOP	80	30	1993	24	2,246																												
FSP	288	40	1993	115	10,761																												
TOTALS			2,460		1,972	184,530																											
EXTRA FEATURES						54001 HOWARD 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	0511	GARAGE CB-	0	100	22	26	572.00	SF	32.00	32.00	100	1977	1977	3	27	4,942																	
2	0350	CARPORT WD	0	100	22	11	242.00	SF	13.00	13.00	100	1977	1977	3	20	629																	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450																	
4	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	1990	1990	3	20	7,650																	
5	0845	KOOL DECK	0	100	0	0	954.00	SF	7.25	7.25	100	1990	1990	3	57	3,942																	
6	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	20	200																	
7	0811	CONCRETE B	0	100	0	0	678.00	SF	5.20	5.20	100	1977	1977	3	27	952																	
8	0811	CONCRETE B	0	100	0	0	651.00	SF	5.20	5.20	100	1977	1977	3	27	914																	
9	0811	CONCRETE B	0	100	0	0	637.00	SF	5.20	5.20	100	1993	1993	3	64	2,120																	
TOTAL OB/XF 23,799																																	
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		RM	160.00	270.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000																
REVIEW DATE 01/16/2023 BY KWA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																																	