

BERGERON MICHAEL RODNEY/BERGERON MELISSA SUEELLEN
54159 HELLER RD
CALLAHAN, FL 32011

2025



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		AP		NORM		% COND	
Exterior Wall		05		AVERAGE 100		0100		01		2,428		104.4680		104.47		253,653		1990		1990		0		0		15		15.75		69.25	
Roof Structure		03		GABLE/HIP 100		1		SINGLE FAM - 100%		- 2025		Heated Area: 2028		HX Base Yr 2025																	
Roof Cover		03		COMP SHNGL 100																											
Interior Wall		05		DRYWALL 100																											
Interior Floor		14		CARPET 80																											
Interior Floor		11		CLAY TILE 20																											
Air Condition		03		CENTRAL 100																											
Heating Type		04		AIR DUCTED 100																											
Bedrooms				4 100																											
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																											
NEIGHBORHOOD/LOC				8026.00																											
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																					
BAS		2,028		100		1993		2,028		146,717																					
FGR		720		55		1993		396		28,649																					
FOP		12		30		1993		4		289																					
TOTALS		2,760						2,428		175,655																					
EXTRA FEATURES																															
54159 HELLER RD, CALLAHAN																															
BLD DATE																															
XF DATE																															
INC DATE																															
LGL DATE																															
LAND DATE																															
AG DATE																															
OB/XF MKT VALUE																															
NOTES																															
1 0940		SHEDS/PORT		0 100		14 11		154.00 SF		30.00		30.00		100		1990		1990		3		20		924							
2 0812		CONCRETE C		0 100		0 0		2,513.00 SF		4.00		4.00		100		1990		1990		3		57		5,730							