BLOCK 1 LOT 3
IN OR 210 PG 569
NASSAU PLANTATIONS UNR

DOWLING J L III & ELIZABETH
54073 HERON ROAD
CALLAHAN, FL 32011

2026

10-1N-25-2880-0001-0030

BUILDING CHARACTERISTICS

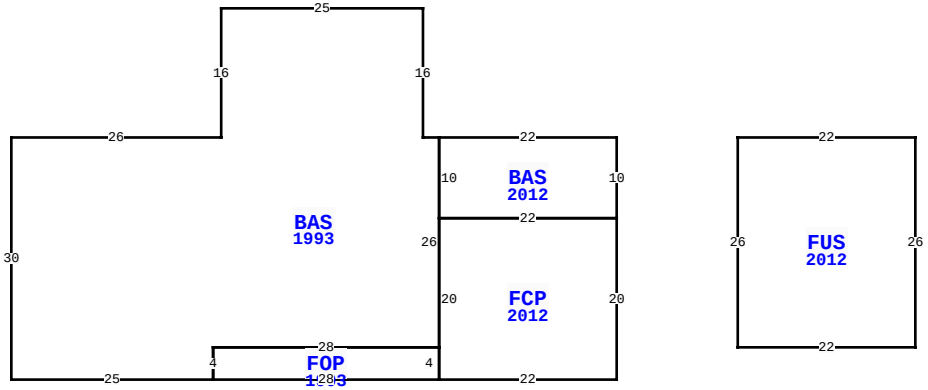
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1993	1,878	156,939
BAS	220	100	2012	220	18,385
FCP	440	25	2012	110	9,193
FOP	112	30	1993	34	2,841
FUS	572	100	2012	572	47,801
TOTALS	3,222			2,814	235,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,814	110.2464	115.76	325,749	1976	1981	0	0	0	27.81	72.19

1 SINGLE FAM 100% - 1977 Heated Area: 2670 HX Base Yr 1977



54073 HERON RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10	20.10	100	1985	1985	3	20	322	
3	0940	SHEDS/PORT	0	100	23	24	552.00	SF	20.10	20.10	100	1985	1985	3	20	2,219	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	26	1,300	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	235,158
TOTAL MARKET OB/XF VALUE	5,731
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	290,889
SOH/AGL Deduction	151,964
ASSESSED VALUE	138,925
TOTAL EXEMPTION VALUE	HX HB SL 138,925
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	290,889
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4330	N/A	21,980	08/31/1987
3511	N/A	4,900	07/23/1986
3509	N/A	10,000	07/23/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W22 BAS=[YR=1993] W2 N16 W25 S16 W26 S30 E25 FOP=[YR=1993] E28 FCP=[YR=2012] E22 N20 W22 S20$ N4 W28 S4$ N4 E28 N26$ S10 E22 N10$ PTR= E15 FUS=[YR=2012] S26 E22 N26 W22$ W15$.

LAND DESCRIPTION

TOTAL OB/XF 5,731

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	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS