



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,423	100	1993	1,423	117,167
FEP	120	80	1993	96	7,905
FOP	48	30	1993	14	1,152
UCP	400	20	1993	80	6,587
UOP	80	20	1993	16	1,317
UST	117	45	1993	53	4,364

TOTALS	2,188			1,682	138,492
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0510	GARAGE WD-	0	0	12	21	252.00	SF	35.00
2	0940	SHEDS/PORT	0	0	0	0	510.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	2.46

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,682	123.1650	129.32	217,516	1969	1969	0	0	36.33	63.67
1 SINGLE FAM 0% - 2024 Heated Area: 1423 HX Base Yr											
54058 HURST RD, CALLAHAN											
BLD DATE: 05/07/2026 MLU											

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	0510	GARAGE WD-	0	0	12	21	252.00	SF	35.00	35.00	100	1980	1980	3	20	1,764	
2	0940	SHEDS/PORT	0	0	0	0	510.00	SF	30.00	30.00	100	1980	1980	3	20	3,060	

TOTAL OB/XF													4,824	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
06	OR	0.00	0.00	2.46	AC		1.00	1.00	1.00	40,000.00	40,000.00			

Total Acres: 2.46	Total Land Value: 98,400	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE				138,492	
TOTAL MARKET OB/XF VALUE				4,824	
TOTAL LAND VALUE - MARKET				98,400	
TOTAL MARKET VALUE				241,716	
SOH/AGL Deduction				0	
ASSESSED VALUE				241,716	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				241,716	
TOTAL JUST VALUE				241,716	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				225,461	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971694	MH MOVE-ON	0	03/01/1997
M951009	H/AC	0	03/03/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2636/1268	5/04/2023	WD U	I	I	37	125,000	
GRANTOR: GORDON STEVEN VERNETT							
GRANTEE: WARREN WILLIAM							
2557/0847	4/21/2022	FJ U	I	I	11	100	
GRANTOR: GORDON ELSIE M EST,CA							
GRANTEE: SHEFFIELD CAROLYN G							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W12 FEP=[YR=1993] N10 W12 UOP=[YR=1993] W8 S10 E8 N10\$ S10 E12 \$ W30 UST=[YR=1993] W13 S4 UCP=[YR=1993] W20S20 E20 N20\$ S5 E13 N9\$ S9 W13 S19 E38 FOP=[YR=1993] S6 E8 N6 W8\$ E17 N28\$.									