

HOLLINGER JOSEPH
54344 HURST RD
CALLAHAN, FL 32011

2026



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	VALUATION SUMMARY															
Exterior Wall		20	FACE BRICK 100		0900	01	1,956	98.7840	137.31	268,578	1990	2000		0	0	18.75	81.25	VALUATION BY					STANDARD											
Roof Structur		03	GABLE/HIP 100		1 SNGL FAM 100% - 2021										Heated Area: 1228					HX Base Yr 2021					Tax Group: 6					Tax Dist:				
Roof Cover		03	COMP SHNGL 100																						249,439									
Interior Wall		05	DRYWALL 100																						0									
Interior Floo		08	SHT VINYL 70																						50,000									
Interior Floo		14	CARPET 30																						299,439									
Air Condition		03	CENTRAL 100																						97,249									
Heating Type		04	AIR DUCTED 100																						202,190									
Bedrooms			3 100																						51,411									
Bathrooms			2 100																						150,779									
Frame		02	WOOD FRAME 100																						299,439									
Stories		1.	1. 100																						0									
Units		0	100																						INCOME VALUE									
BUD8 Adjustme		06	DIST 1D 100																						PREVIOUS YEAR MKT VALUE									
Occupancy		00	NONE 100																						284,061									
Quality		01	Quality Level 01																															
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	1,228	100	1993	1,228	137,001																													
FGR	456	55	1993	251	28,003																													
FOP	108	30	1993	32	3,570																													
FST	248	55	1993	136	15,173																													
PTO	460	5	2020	23	2,566																													
UOP	81	20	1994	16	1,785																													
USP	900	30	2021	270	30,123																													
TOTALS		3,481			1,956	218,220																												
EXTRA FEATURES					54344 HURST RD, CALLAHAN										BLD DATE				LGL DATE		05/07/2026		MLU											
															XF DATE				LAND DATE															
															INC DATE				AG DATE															
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																	

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