IN OR 1484/920
ESMT OR 505/1036
EX R/W OR 118/248

JOHNS DAVID & TINA
54454 HURST RD
CALLAHAN, FL 32011-7226

2026

16-1N-25-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

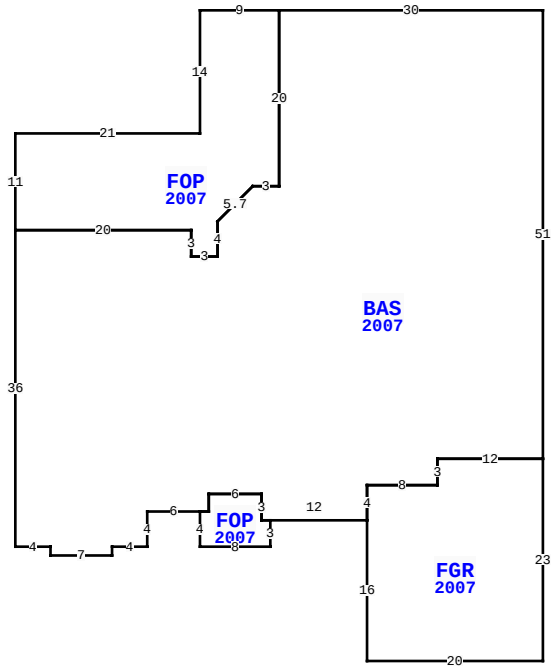
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,659	100	2007	2,659	337,573
FGR	436	55	2007	240	30,469
FOP	43	30	2007	13	1,651
FOP	438	30	2007	131	16,631
TOTALS	3,576			3,043	386,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,043	101.2000	140.67	428,059	2007	2012	0	0	0	9.75	90.25

4 SNGL FAM 100% - 2009 Heated Area: 2659 HX Base Yr 2009



54454 HURST RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		386,323
TOTAL MARKET OB/XF VALUE		62,405
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		528,728
SOH/AGL Deduction		261,372
ASSESSED VALUE		267,356
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		215,945
TOTAL JUST VALUE		528,728
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19006073	XFOB	21,055	07/01/2019
19005372	REPAIR/RRF	26,000	06/01/2019
B1632349	SWIM POOL	36,815	05/01/2016
C19682	CO ISSUED	0	03/01/2007
B19682	NEW CONSTR	320,000	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/0920	3/12/2007	QC	Q	V	06	12,800
GRANTOR: TAYLOR ALBERT M SR						
GRANTEE: JOHNS DAVID & TINA						
1365/0519	11/07/2005	WD	Q	V		35,000
GRANTOR: SMITH JULINE &						
GRANTEE: TAYLOR ALBERT M SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 FOP=[YR=2007] W9 S14 W21 S11 E20 S3 E3 N4 U4 R4 E3 N20$ S20 W3 D4 L4 S4 W3 N3 W20 S36 E4 S1 E7 N1 E4 N4 E6 FOP=[YR=2007] S4 E8 N3 W1 N3 W6 S2 W1$ E1 N2 E6 S3 E12 FGR=[YR=2007] S16 E20 N23 W12 S3 W8 S4$ N4 E8 N3 E12 N51$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	89	1,780	
2	0351	CARPORT MT	0	100	35	18	630.00	SF	6.00	6.00	100	2007	2007	3	24	907	
3	0940	SHEDS/PORT	0	100	25	8	200.00	SF	18.30	18.30	100	2007	2007	3	24	878	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	
7	0681	POLE SHED	0	100	25	36	900.00	SF	15.00	15.00	100	2019	2019	3	84	11,340	

LAND DESCRIPTION

TOTAL OB/XF 62,405

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	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 02/08/2024 BY KWA Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS