

BENNETT JAMES K & KAREN E
54115 HURST ROAD
CALLAHAN, FL 32011

16-1N-25-0000-0001-0200

BUILDING CHARACTERISTICS

ELEMENTCD

05AVERAGE 100

03GABLE/HIP 100

03COMP SHNGL 100

04PLYWOOD 50

05DRYWALL 50

14CARPET 90

08SHT VINYL 10

03CENTRAL 100

04AIR DUCTED 100

02WOOD FRAME 100

06DIST 1D 100

03Quality Level 03

0200MOBILE HOME

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8026.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,45210019931,45243,543

UOP10025200725750

UOP10025200725750

TOTALS1,6521,50245,042

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100198819883602,100

30940SHEDS/PORT01002015300.00SF30.0030.00100200320033201,800

50351CARPORT MT01002219418.00SF10.0010.0010020052005321878

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPPTH FACT% COND TOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100OR0.000.001.00AC1.001.001.0050,000.0050,000.0050,000

REVIEW DATE05/20/2024BYTWATotal Acres: 1.00Total Land Value: 50,000Market: 0Agricultural: 0Common: 50,000PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0820021,502117.600099.96150,140198819950070.0030.00

Heated Area: 1452HX Base Yr

UOP2007BAS1993UOP2007

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATETOTALS05/07/2026MLU

54115 HURST RD, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE51,434

TOTAL MARKET OB/XF VALUE4,778

TOTAL LAND VALUE - MARKET50,000

TOTAL MARKET VALUE106,212

SOH/AGL Deduction55,422

ASSESSED VALUE50,790

TOTAL EXEMPTION VALUEHX HB25,790

BASE TAXABLE VALUE25,000

TOTAL JUST VALUE106,212

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE110,211

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSNCDSALE PRICE

0158/02571/01/1973WDQV2,500

GRANTOR:

GRANTEE:

0154/03701/01/1973WDQV2,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 UOP=[YR=2007] N10 W10 S10 E10\$ W28 S22 E28

UOP=[YR=2007] S10 E10 N10 W10\$ E38 N22\$.

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