IN OR 1252/363 2004 CAVL DW

SULLIVAN WILLIAM LEE EST
54177 HURST RD
CALLAHAN, FL 32011

2026

16-1N-25-0000-0001-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

DOR CODE 0200 MOBILE HOME

MAP NUM | MKT AREA 08

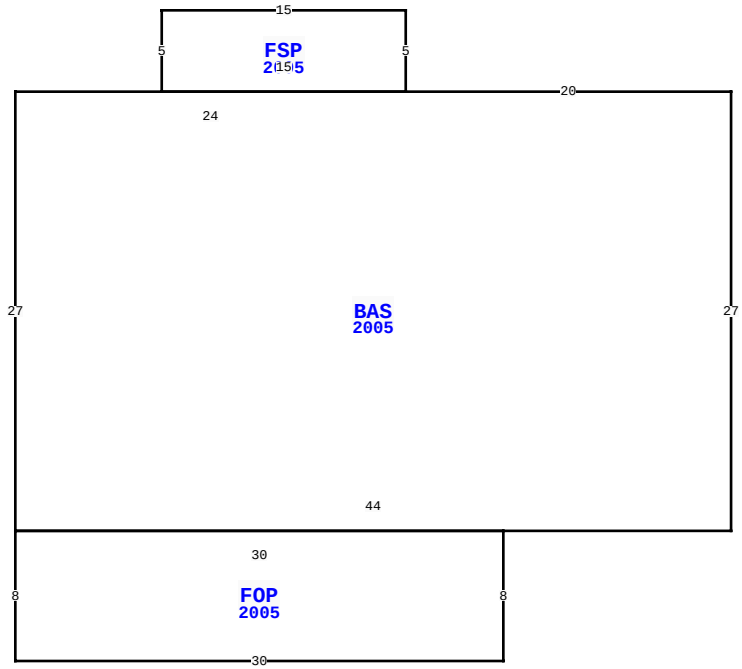
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	2005	1,188	62,655
FOP	240	30	2005	72	3,798
FSP	75	60	2005	45	2,374
TOTALS	1,503			1,305	68,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,305	117.2000	105.48	137,651	2004	2004	0	0	0	50.00	50.00

1 M/H 94+ 0% - 2026 Heated Area: 1188 HX Base Yr



54177 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	68,826
TOTAL MARKET OB/XF VALUE	3,077
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	146,903
SOH/AGL Deduction	0
ASSESSED VALUE	146,903
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,903
TOTAL JUST VALUE	146,903
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	140,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH8348	MH MOVE-ON	0	06/01/2004
M8348	H/AC	0	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1252/0363	8/11/2004	WD	Q	I		45,000
GRANTOR: BENNETT HERBERT						
GRANTEE: SULLIVAN WILLIAM LE						
0192/0403	1/01/1975	WD	Q	V		2,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W20 FSP=[YR=2005] N5 W15 S5 E15$ W24 S27
FOP=[YR=2005] S8 E30 N8 W30$ E44 N27$.

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	0510	GARAGE WD-	0	0	20	18	360.00	SF	24.85	24.85	100	2004	2004	3	30	2,684	
3	0940	SHEDS/PORT	0	0	12	8	96.00	SF	19.50	19.50	100	2005	2005	3	21	393	

LAND DESCRIPTION

TOTAL OB/XF 3,077

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	0	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	50,000.00	50,000.00	75,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/09/2026 BY SYS