IN OR 2795/834

WILSON CHRISTINA & AUSTIN
54308 HURST RD
CALLAHAN, FL 32011

2026

16-1N-25-0000-0001-0250

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	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

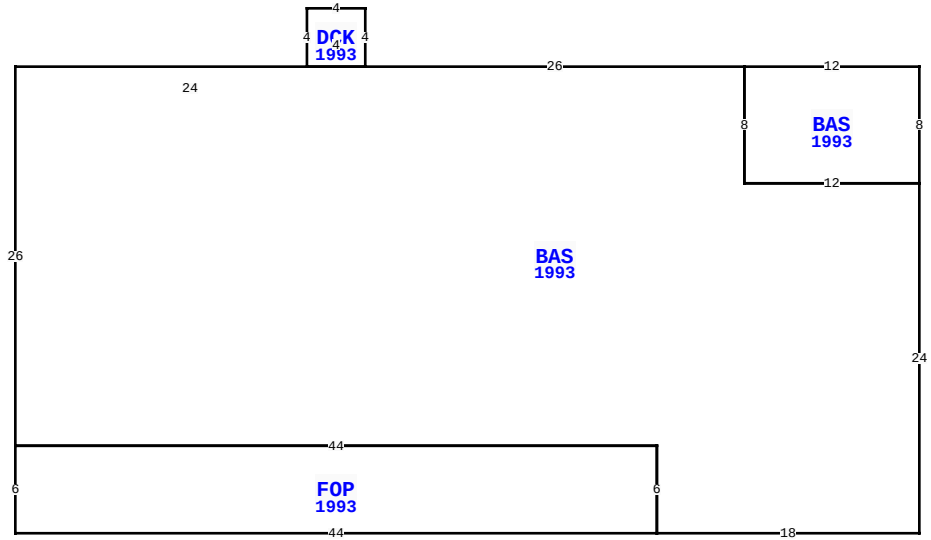
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100	1993	96	13,368
BAS	1,624	100	1993	1,624	226,137
DCK	16	10	1993	2	279
FOP	264	30	1993	79	11,001
TOTALS	2,000			1,801	250,783

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,801	111.0000	154.29	277,876	1992	2005	0	0	0	9.75	90.25

1 SNGL FAM 100% - 2026 Heated Area: 1720 HX Base Yr 2026



54308 HURST RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		250,783
TOTAL MARKET OB/XF VALUE		14,880
TOTAL LAND VALUE - MARKET		53,500
TOTAL MARKET VALUE		319,163
SOH/AGL Deduction		0
ASSESSED VALUE		319,163
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		267,752
TOTAL JUST VALUE		319,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8343	ADDITION	6,050	08/26/1992
7876	NEW CONSTR	47,884	02/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2795/834	6/10/2025	WD	Q	I	01	389,000
GRANTOR: TALLEY RACHEL N & TRA						
GRANTEE: WILSON CHRISTINA &						
2567/0857	5/26/2022	WD	Q	I	01	280,000
GRANTOR: HUTTON DAVID R & PAME						
GRANTEE: TURNER RACHEL N & T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-12,0] W26 W24 S26 E44 S6 E18 N24 W12 N8 $
FOP=[YR=1993;ORIG=-62,26] S6 E44 N6 W44 $
BAS=[YR=1993;ORIG=0,0] W12 S8 E12 N8 $
DCK=[YR=1993;ORIG=-38,0] N4 W4 S4 E4 $
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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	0511	GARAGE CB-	0	100	25	24	600.00	SF	40.00	40.00	100	1993	1993	3	62	14,880	

LAND DESCRIPTION

TOTAL OB/XF 14,880

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	1.07	AC		1.00	1.00	1.00	50,000.00	50,000.00	53,500							

REVIEW DATE 05/14/2024 BY TWA Total Acres: 1.07 Total Land Value: 53,500 Market: 0 Agricultural: 0 Common: 53,500 PRINTED 07/09/2026 BY SYS