



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	PAGE 1 of 1																	
Exterior Wall	19	COMMON BRK 100	0100	01	2,922	118.0640	123.97	362,240	1987	1993	0	0	0	26.00	74.00	VALUATION BY																
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2007													Heated Area: 2410																
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2007																
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 80																														
Interior Floor	11	CLAY TILE 20																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Bedrooms	4	100																														
Bathrooms	3	100																														
Frame	02	WOOD FRAME 100																														
Stories	1.	1. 100																														
Units	0	100																														
BUD8 Adjustme	06	DIST 1D 100																														
Occupancy	00	NONE 100																														
Quality			03	Quality Level 03													STANDARD															
DOR CODE			0100	SINGLE FAMILY													Tax Group: 6															
MAP NUM			8026.00													Tax Dist:																
NEIGHBORHOOD/LOC			8026.00													BUILDING MARKET VALUE																
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														TOTAL MARKET OB/XF VALUE											
BAS			1,978	100	1993	1,978	181,458														8,926											
BAS			432	100	2005	432	39,631														TOTAL LAND VALUE - MARKET											
FOP			90	30	1993	27	2,477														125,000											
FSP			50	40	1993	20	1,834														TOTAL MARKET VALUE											
FSP			208	40	1993	83	7,615														SOH/AGL Deduction											
FSP			176	40	2003	70	6,422														187,334											
PTO			834	5	1993	42	3,853														ASSESSED VALUE											
UGR			600	45	1993	270	24,769														214,650											
TOTALS			4,368			2,922	268,058														TOTAL EXEMPTION VALUE											
EXTRA FEATURES			54383 HURST RD, CALLAHAN													HX HB																
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	BASE TAXABLE VALUE															
2 0681			POLE SHED	0 100	30 14	420.00	SF	15.00		15.00	100	1996	1996	3	20	1,260	163,239															
3 0510			GARAGE WD-	0 100	25 30	750.00	SF	23.45		23.45	100	1988	1988	3	20	3,518	TOTAL JUST VALUE															
4 1242			WD DECK A	0 100	0 0	244.00	SF	10.00		10.00	100	1996	1996	3	20	488	401,984															
5 0300			BOAT DCK W	0 100	0 0	300.00	SF	40.00		40.00	100	1991	1991	3	20	2,400	NCON VALUE															
6 0681			POLE SHED	0 100	30 14	420.00	SF	15.00		15.00	100	1996	1996	3	20	1,260	0															
TOTALS			8,926													INCOME VALUE																
LAND DESCRIPTION			TOTAL OB/XF													PREVIOUS YEAR MKT VALUE																
L N			USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES												
1 000100			C	RES	100		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	125,000														
REVIEW DATE			01/01/2023	BY	CD	Total Acres: 5.00													Total Land Value: 125,000													
																Market: 0																
																Agricultural: 0																
																Common: 125,000																
																PRINTED 07/09/2026 BY SYS																