PT SEC 17-2N-25E RECD IN
OR 1953/1623
EX 4-1

LUCOVSKY JEFFREY D & CAMILLA R
543619 US HWY 1
CALLAHAN, FL 32011

2026

17-2N-25-0000-0004-0000

BUILDING CHARACTERISTICS

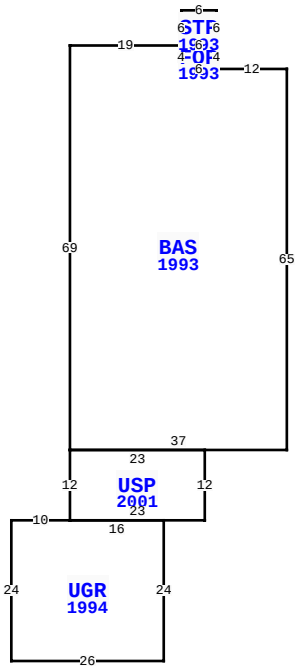
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	03	PLASTER 20
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	2,481	100	1993	2,481	210,012
FOP	24	30	1993	7	593
STP	36	10	1993	4	338
UGR	624	45	1994	281	23,786
USP	276	30	2001	83	7,026
TOTALS	3,441			2,856	241,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,856	100.7727	105.81	302,193	1942	1985	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2016 Heated Area: 2481 HX Base Yr 2016



543619 US HWY 1, 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	241,754
TOTAL MARKET OB/XF VALUE	45,292
TOTAL LAND VALUE - MARKET	161,250
TOTAL MARKET VALUE	448,296
SOH/AGL Deduction	275,691
ASSESSED VALUE	172,605
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	121,194
TOTAL JUST VALUE	448,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	383,566

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M190043	H/AC	0	01/03/2019
6011	REMODEL	750	06/21/1989
5192	REPAIR/RRF	3,250	10/03/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/1623	12/13/2014	WD	U	I	11	100
GRANTOR: LUCOVSKY JACK TRUSTEE						
GRANTEE: LUCOVSKY JEFFREY D						
1763/0758	8/18/2011	WD	U	I	30	100
GRANTOR: LUCOVSKY JACK						
GRANTEE: LUCOVSKY JACK TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 FOP=[YR=1993] N4 STP=[YR=1993] N6 W6 S6 E6 $ W6 S4 E6 $ W6 N4 W19 S69 USP=[YR=2001] S12 UGR=[YR=1994] W10 S24 E26 N24 W16 $ E23 N12 W23 $ E37 N65 $.

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	1942	1942	3	20	400	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	
5	0511	GARAGE CB-	0	100	13	23	299.00	SF	40.00	40.00	100	1950	1950	3	20	2,392	

LAND DESCRIPTION

TOTAL OB/XF 45,292

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		OR	0.00	0.00	6.45	AC		1.00	1.00	1.00	25,000.00	25,000.00	161,250							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 6.45 Total Land Value: 161,250 Market: 0 Agricultural: 0 Common: 161,250 PRINTED 07/09/2026 BY SYS