



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,211	100	2,211	221,283
FOP	224	30	67	6,706
FOP	287	30	86	8,607
UDC	720	25	180	18,015
UDG	360	55	198	19,816

TOTALS	3,802		2,742	274,426
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0	100	0	176.00	SF	6.50	
3	0350	CARPORT WD	0	100	24	576.00	SF	13.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,742	119.1168	107.50	294,765	2008	2008	0	0	6.90	93.10	
1 SINGLE FAM - 100% - 2023 Heated Area: 2211 HX Base Yr 2023												

44211 COW BIRD LN, CALLAHAN	BLD DATE 12/15/2008 JH	LGL DATE	06/13/2023 MLU
	XF DATE	LAND DATE	
	INC DATE	AG DATE	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		274,426	
TOTAL MARKET OB/XF VALUE		7,280	
TOTAL LAND VALUE - MARKET		51,900	
TOTAL MARKET VALUE		333,606	
SOH/AGL Deduction		0	
ASSESSED VALUE		333,606	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		283,606	
TOTAL JUST VALUE		333,606	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,696	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1998	5/27/2022	WD	Q	I	01	400,000
GRANTOR: PROCTOR JOHN R & JENN						
GRANTEE: BARRETT ZACHARY AUS						
2566/1995	5/27/2022	WD	U	I	11	100
GRANTOR: HIGGINBOTHAM TRAVIS L						
GRANTEE: PROCTOR JOHN ROYCE						

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=2008] W12 BAS=[YR=2008] W37 S10 W3 S12 E3 S30 FOP=[YR=2008] S7 E41 N7 W41\$ E41 N20 E9 N11 W9 N5 U4 L4 N12\$ S12 D4 R4 S5 E8 N21\$ PTR=E45 UDG=[YR=2008] W30 S12 UDC=[YR=2008] S24 E30 N24 W30\$ E30 N12\$ W45\$.									

LAND DESCRIPTION										TOTAL OB/XF														7,280									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV									
1	000115	C	SFR ACRES	100	0007		0.00	0.00	1.73	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,900																