



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 6										
Exterior Wall	31	HARDIE BRD 80	0900	01	3,154	99.3600	117.99	372,140	2018	2018	0	0	0	1.80	98.20	VALUATION BY STANDARD									
Exterior Wall	20	FACE BRICK 20	1 SNGL FAM - 100% - 2019													Heated Area: 2620									
Roof Structure	08	IRREGULAR 100	HX Base Yr 2019													Tax Group: 6 Tax Dist:									
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 365,441									
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 17,890									
Interior Floor	13	LVT/LAMMT 50														TOTAL LAND VALUE - MARKET 91,350									
Interior Floor	14	CARPET 50														TOTAL MARKET VALUE 474,681									
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 152,128									
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 322,553									
Bedrooms	4	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Bathrooms	2	100														BASE TAXABLE VALUE 272,553									
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 474,681									
Stories	1.	1. 100														NCON VALUE 3,465									
Units	0	100														INCOME VALUE									
Occupancy	00	NONE 100														PREVIOUS YEAR MKT VALUE 404,504									
Quality	03	Quality Level 03																							
DOR CODE	0100	SINGLE FAMILY																							
MAP NUM		MKT AREA																							
NEIGHBORHOOD/LOC	8024.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	2,035	100	2,035	235,788																					
FGR	830	55	456	52,835																					
FOP	64	30	19	2,202																					
FOP	172	30	52	6,025																					
FUS	585	100	585	67,782																					
STR	68	10	7	811																					
TOTALS	3,754		3,154	365,441																					
EXTRA FEATURES			44595 LEE DR, CALLAHAN																						
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	NOTES								
1	0811	CONCRETE B	0	100	0	0	1,211.00	SF	5.20	5.20	100	2018	2018	3	98	6,171									
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465									
3	0811	CONCRETE B	0	100	41	20	820.00	SF	5.20	5.20	100	2018	2018	3	98	4,179									
4	1127	BRICK 8"	0	100	0	0	56.00	SF	11.00	11.00	100	2018	2018	3	99	610									
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	99	3,465									
TOTAL OB/XF 17,890																									
LAND DESCRIPTION																									
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								
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.61	AC		1.00	1.00	1.00	35,000.00	35,000.00	91,350								
REVIEW DATE 02/02/2021 BY KB Total Acres: 2.61 Total Land Value: 91,350 Market: 0 Agricultural: 0 Common: 91,350 PRINTED 08/02/2023 BY SYS																									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005265	CARPORT	12,558	06/18/2020
B1633261	CO ISSUED	0	01/25/2018
B1633261	NEW CONSTR	8,000	10/01/2016

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1793/1409	5/16/2012	WD	Q	V	01	48,000

GRANTOR: MARCHANT BRETT D						
GRANTEE: PETERSON GEORGE A						
1793/1406	5/09/2012	WD	U	V	11	100
GRANTOR: GRAHAM SHARI						
GRANTEE: MARCHANT BRETT D						

BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2018] W16 FOP=[YR=2018] W24 S6 E10 S2 E14 N8\$ S8 W14 N2 W10 N8 W1 U1 L3 W6 D1 L3 W11 S24 FGR=[YR=2018] S36 E24 N34 W17 N2 W7\$ E7 S2 E17 S15 E8 FOP=[YR=2018] S5 E12 N1 W2 N6 W6 S2 W4\$ E4 N2 E6 S6 E14 N6 E8 N37\$ PTR=E30 FUS=[YR=2018] E10 S10 W10 S5 W5 S35 W12 N34 E2 STR=[YR=2018] N10 E11 S4 W7 S6 W4\$ E4 N6 E7 N4 E4 N6 \$ W30\$.																	