



| 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 | VALUATION SUMMARY   |    |           |  |            |  |            |  |  |  |
|  |            |                  |                      |             |     |              |       |                      |                |                                |         |             |             |                |                 |                |   |                             |      |   |        | VALUATION BY STANDARD<br>Tax Group: 6 Tax Dist:<br>BUILDING MARKET VALUE 0<br>TOTAL MARKET OB/XF VALUE 0<br>TOTAL LAND VALUE - MARKET 60,000<br>TOTAL MARKET VALUE 60,000<br>SOH/AGL Deduction 17,650<br>ASSESSED VALUE 42,350<br>TOTAL EXEMPTION VALUE 0<br>BASE TAXABLE VALUE 42,350<br>TOTAL JUST VALUE 60,000<br>NCON VALUE 0<br>INCOME VALUE<br>PREVIOUS YEAR MKT VALUE 60,000 |    |           |  |            |  |            |  |  |  |
| DOR CODE   |            | 0000 VACANT      |                      |             |     |              |       |                      |                |                                |         |             |             |                |                 |                |   |                             |      | PERMIT NUM  |        | DESCRIPTION   |    | AMT       |  | ISSUED     |  |            |  |  |  |
| MAP NUM  |            | MKT AREA         |                      |             |     |              |       |                      |                | 08                             |         |             |             |                |                 |                |   |                             |      |   |        | 22002212  |    | CO ISSUED |  | 0          |  | 03/01/2023 |  |  |  |
| NEIGHBORHOOD/LOC   |            | 8124.00          |                      |             |     |              |       |                      |                |                                |         |             |             |                |                 |                |   |                             |      | 22009917  |        | NEW CONSTR  |    | 359,045   |  | 06/28/2022 |  |            |  |  |  |
| AREA TYPE  |            | TOTAL GROSS AREA |                      | PCT OF BASE |     | TOT ADJ AREA |       | SUBAREA MARKET VALUE |                |                                |         |             |             |                |                 |                |   |                             |      | 22009918  |        | GARAGE  |    | 34,490    |  | 06/28/2022 |  |            |  |  |  |
| TOTALS   |            |                  |                      |             |     |              |       |                      |                |                                |         |             |             |                |                 |                |   |                             |      |   |        |   |    |           |  |            |  |            |  |  |  |
| EXTRA FEATURES   |            |                  |                      |             |     |              |       |                      |                | 53981 HONEYSUCKLE LN, CALLAHAN |         |             |             |                |                 |                |   |                             |      | BLD DATE<br>XF DATE<br>INC DATE<br>LGL DATE<br>LAND DATE<br>AG DATE |        |   |    |           |  |            |  |            |  |  |  |
| 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          | SALES DATA<br>OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE<br>2630/0491 4/06/2023 WD Q I 01 494,700<br>GRANTOR: KEN GREENE CONTRACTOR<br>GRANTEE: HARDEN LEE & JULIA<br>2262/1966 2/27/2019 SW U V 30 744,000<br>GRANTOR: KENNETH L GREENE CONT<br>GRANTEE: KEN GREEN CONTRACTO |                             |      |   |        |   |    |           |  |            |  |            |  |  |  |
|  |            |                  |                      |             |     |              |       |                      |                |                                |         |             |             |                |                 |                | BUILDING NOTES  |                             |      |   |        |   |    |           |  |            |  |            |  |  |  |
|  |            |                  |                      |             |     |              |       |                      |                |                                |         |             |             |                |                 |                | BUILDING DIMENSIONS   |                             |      |   |        |   |    |           |  |            |  |            |  |  |  |
| LAND DESCRIPTION   |            |                  |                      |             |     |              |       |                      |                | TOTAL OB/XF                    |         |             |             |                |                 |                |   |                             |      | 0   |        |   |    |           |  |            |  |            |  |  |  |
| L N  | USE CODE   | CLS              | LAND USE DESCRIPTION | CAP         | R D | LOC ZONE     | FRONT | DEPTH                | TOT LND UTS    | UNIT TYPE                      | D T     | DPHT FACT   | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE  | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY   | DECL   | FRZ   | YR | CONSRV    |  |            |  |            |  |  |  |
| 1  | 000000     | C                | VAC RES              | 0           |     | OR           | 0.00  | 0.00                 | 1.00           | LT                             |         | 1.00        | 1.00        | 1.00           | 60,000.00       | 60,000.00      | 60,000  |                             |      |   |        |   |    |           |  |            |  |            |  |  |  |
| REVIEW DATE 01/26/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS |            |                  |                      |             |     |              |       |                      |                |                                |         |             |             |                |                 |                |   |                             |      |   |        |   |    |           |  |            |  |            |  |  |  |