



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	864	86,061
FCP	390	25	98	9,762
FOP	96	30	29	2,888
TOTALS	1,350		991	98,712

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	9001	CONTANR 40	0	100	0	0	1.00	UT	1,400.00	1,400.00	30	1975	1975
2	6001	ROLLUP DR	0	100	0	11	1.00	UT	400.00	400.00	100	2003	2003
3	0476	VF 6 SBPL	0	100	75	0	75.00	LF	32.00	32.00	100	2002	2002

LAND DESCRIPTION													
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
1	000115	C	SFR ACRES	100		CG	0.00	0.00	5.04	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	991	121.2840	109.46	108,475	2003	2003	0	0	0	9.00	91.00	
1 SINGLE FAM - 100% - 1974 Heated Area: 864 HX Base Yr 1974													
BAS 2003 FCP 2003 FOP 2003													
451632 SR 200, CALLAHAN													
BLD DATE 11/04/2014 PF LGL DATE 05/18/2023 MLU													
XF DATE INC DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		147,342	
TOTAL MARKET OB/XF VALUE		1,972	
TOTAL LAND VALUE - MARKET		80,640	
TOTAL MARKET VALUE		229,954	
SOH/AGL Deduction		103,507	
ASSESSED VALUE		126,447	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		76,447	
TOTAL JUST VALUE		229,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		209,633	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311232	GARAGE	64,950	06/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2573/1912	6/27/2022	LE U	I	11		100	
GRANTOR: NESSLER GEORGE E							
GRANTEE: NESSLER JOHNNY & VI							
0157/0442	1/01/1973	WD Q	V			3,300	
GRANTOR:							
GRANTEE:							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FCP=[YR=2003] W26 BAS=[YR=2003] N9 W36 S24 E10 FOP=[YR=2003] S6 E16 N6 W16 \$ E26 N15 \$ S15 E26 N15 \$.													

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2				
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW		AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall		15	CONC BLOCK 100		2501	04	1,683	65.4885	57.79	97,261	1975	1975	0	0	0	50.00	50.00	VALUATION BY										STANDARD						
Roof Structur		01	FLAT 100		2 SERV SHOP - 0% - 1974										Heated Area: 1170										HX Base Yr 1974									
Roof Cover		04	BUILT-UP 60																															