



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	181,631
FCP	616	25	154	17,266
FOP	224	30	67	7,512
FOP	292	30	88	9,866
TOTALS	2,752		1,929	216,276

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0825	BRICK	0	0	0	0	176.00	SF	12.50	12.50	
2	0680	POLE SHED	0	0	26	40	1,040.00	SF	6.00	6.00	
3	0811	CONCRETE B	0	0	21	38	798.00	SF	5.20	5.20	
5	0812	CONCRETE C	0	0	0	0	1,134.00	SF	4.00	4.00	
6	0681	POLE SHED	0	0	37	18	666.00	SF	15.00	15.00	
7	0681	POLE SHED	0	0	28	11	308.00	SF	15.00	15.00	
9	0681	POLE SHED	0	0	46	22	1,012.00	SF	15.00	15.00	
10	0681	POLE SHED	0	0	17	7	119.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0		OR	0.00	0.00	5.45	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,929	117.1100	139.07	268,266	1988	1993	0	0	19.38	80.62
1 SNGL FAM - 0% - 0 Heated Area: 1620 HX Base Yr											
54034 SUNSHINE DR, CALLAHAN											
BLD DATE: 05/19/2023 LGL DATE: 05/19/2023 XF DATE: INC DATE: AG DATE: MLU											

TOTAL OB/XF											
14,455											

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14,455											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			216,276
TOTAL MARKET OB/XF VALUE			14,455
TOTAL LAND VALUE - MARKET			87,200
TOTAL MARKET VALUE			317,931
SOH/AGL Deduction			21,928
ASSESSED VALUE			296,003
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			296,003
TOTAL JUST VALUE			317,931
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003254	REPAIR/RRF	2,300	03/17/2021
4558	NEW CONSTR	58,333	12/18/1987
4097	XFOB	11,250	05/13/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2443/0388	3/17/2021	QC	U	I	11
GRANTOR: BENNETT DEBORAH A					
GRANTEE: BENNETT MICHAEL DUS					
2071/0758	10/07/2011	QC	U	I	11
GRANTOR: BENNETT MICHAEL D & D					
GRANTEE: BENNETT DEBORAH A					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1993] W18 FOP=[YR=1993] N4 W17 N4 W28 S8 BAS=[YR=1993] W13 S30 E13 FOP=[YR=1993] S8 E28 N8 W28\$ E41 N30 W41\$ E45\$ W4 S28 E22 N28\$. W29\$ E29\$ S6 E35 N6\$.											