



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,550	100	2,550	229,382
FDG	480	60	288	25,907
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FGR	468	55	257	23,118
FOP	268	30	80	7,197
FOP	96	30	29	2,608
FSP	144	40	58	5,218
USP	252	30	76	6,837
TOTALS	4,738		3,626	326,172

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0500	FP-PRE FAB
2	0462	ST/AL FNC
3	0811	CONCRETE B
4	0510	GARAGE WD-

LAND DESCRIPTION		
L N	USE CODE	CLS
1	005000	C
2	005600	A
3	009910	M

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,626	89.9100	106.77	387,148	1996	2001	0	0	15.75	84.25
1 SNGL FAM - 100% - 2020 Heated Area: 2550 HX Base Yr 2020											
451625 OLD DIXIE HWY, CALLAHAN											

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			06/15/2023 MLU		

TOTAL OB/XF											
45,399											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0006		0.00	0.00	1.00	AC	1.00
2	005600	A	TIMBER 3 SI	0			0.00	0.00	7.83	AC	1.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	7.83	AC	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		326,172	
TOTAL MARKET OB/XF VALUE		45,399	
TOTAL LAND VALUE - MARKET		178,770	
TOTAL MARKET VALUE		404,781	
SOH/AGL Deduction		135,006	
ASSESSED VALUE		269,775	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		214,775	
TOTAL JUST VALUE		550,341	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		275,025	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1701369	GARAGE	46,415	03/02/2017
R1615173	REPAIR/RRF	20,262	08/31/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2172/1417	12/28/2017	QC	U	I	11
GRANTOR: LAMORE ARMAND D					
GRANTEE: LAMORE A D & JACQUE					
0755/0313	3/27/1996	TD	Q	V	
GRANTOR: CANNON LILLIAN & JOHN					
GRANTEE: LAMORE ARMAND D & F					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1996] W18 S12 USP=[YR=2017] W18 S14 BAS=[YR=1996] W39 S16 FSP=[YR=2017] W8 S18 E8 N18\$ S18 E31 FOP=[YR=1996] S8 E8 S2 E14 N2 E8 N8 W30\$ E44 N10 FOP=[YR=2013] E8 N12 W8 S12\$ N24 W36\$ E18 N14\$ S14 E18 N26\$ PTR=E25 FDG=[YR=1996] E20 FDG=[YR=2016] E20 S24 W20 N24\$ S24 W20 N24\$ W25\$.					