



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	06	VINYL ASB 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

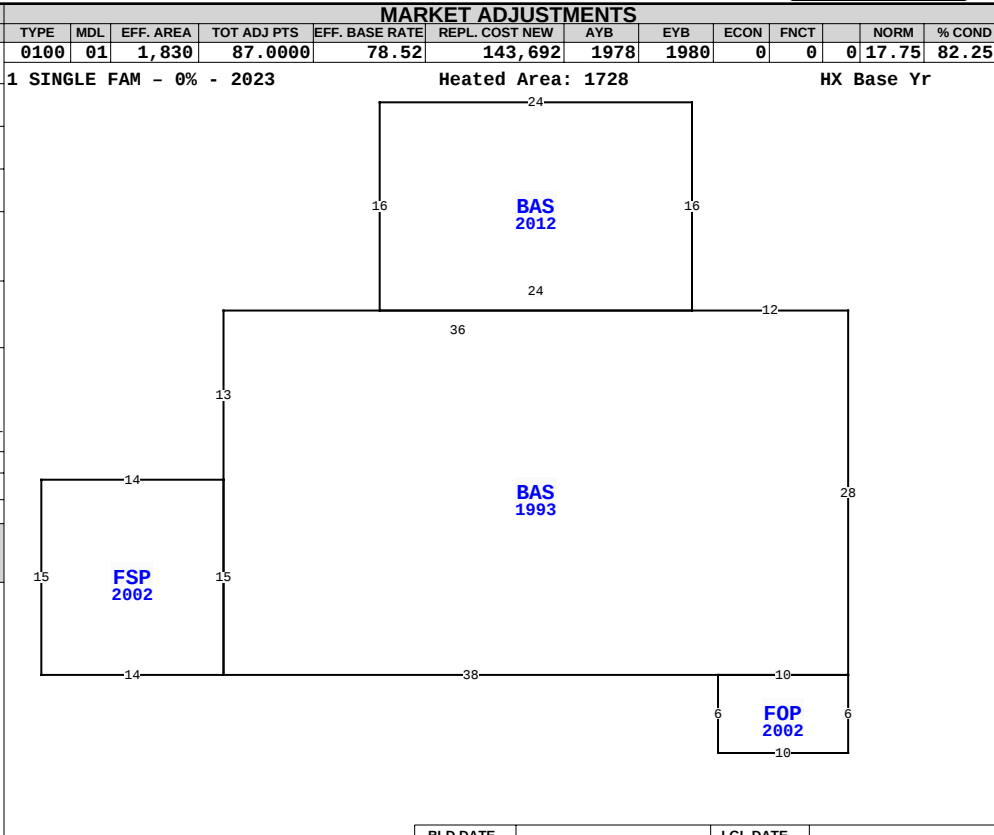
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026	00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	86,799
BAS	384	100	384	24,800
FOP	60	30	18	1,162
FSP	210	40	84	5,425

TOTALS	1,998		1,830	118,187
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	36	16		576.00	SF 35.00	100	2000
2	0681	POLE SHED	0	0	37	19		703.00	SF 18.75	100	1980

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC	1.00
2	006000	A	PAST1/HAY	0			0.00	0.00	13.30	AC	1.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	13.30	AC	1.00



45500 JONES WAY, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	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
1	0510	GARAGE WD-	0	0	36	16		576.00	SF 35.00	100	2000	2000	3	29	5,846	
2	0681	POLE SHED	0	0	37	19		703.00	SF 18.75	100	1980	1980	3	20	2,636	

TOTAL OB/XF												8,482				
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
1	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	1.00	AC	1.00	1.00	1.00	1.00	35,000.00	35,000.00
2	006000	A	PAST1/HAY	0			0.00	0.00	13.30	AC	1.00	1.00	1.00	1.00	440.00	440.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	13.30	AC	1.00	1.00	1.00	1.00	15,000.00	15,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				118,187	
TOTAL MARKET OB/XF VALUE				8,482	
TOTAL LAND VALUE - MARKET				234,500	
TOTAL MARKET VALUE				167,521	
SOH/AGL Deduction				0	
ASSESSED VALUE				167,521	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				167,521	
TOTAL JUST VALUE				361,169	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				136,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2560/1051	4/25/2022	WD U	I	I	11	100	
GRANTOR: KOONS RICHARD L III							
GRANTEE: 45500 JONES WAY LAN							
1612/1697	3/17/2009	WD U	I	I	30	100	
GRANTOR: KOONS BETTY S							
GRANTEE: KOONS BETTY S & RIC							

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS=[YR=1993] W12 BAS=[YR=2012] N16 W24 S16 E24\$ W36 S13 FSP=[YR=2002] W14 S15 E14 N15\$ S15 E38 FOP=[YR=2002] S6 E10 N6 W10\$ E10 N28\$.															