



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,886	100	2,886	241,607
FGR	550	55	302	25,283
FOP	18	30	5	418
PTO	128	5	6	503
STP	24	10	2	168

TOTALS	3,606		3,201	267,978
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	1,708.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.00

REVIEW DATE	12/03/2019	BY	TWA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,201	111.0900	100.26	320,932	1995	2000	0	0	0 16.50	83.50
1 SINGLE FAM - 0% - 2023											
Heated Area: 2886											
HX Base Yr											

450188 OLD DIXIE HWY, CALLAHAN										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,708.00	SF	5.20	5.20	100	2000	2000	3	80	7,105				

TOTAL OB/XF											
7,105											
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	0004	OR	0.00	0.00	1.00	AC	

Total Acres:	1.00	Total Land Value:	35,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	267,978		
TOTAL MARKET OB/XF VALUE	7,105		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	310,083		
SOH/AGL Deduction	0		
ASSESSED VALUE	310,083		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	310,083		
TOTAL JUST VALUE	310,083		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	263,266		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
94794	NEW CONSTR	117,392	03/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2557/0396	4/14/2022	SW	U	I	12	275,100
GRANTOR: NOVASTAR MORTGAGE FUN						
GRANTEE: DARAGJATI REZART						
2521/1894	12/02/2021	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: NOVASTAR MORTGAGE F						

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1995] W15 STP=[YR=1995] N4 W6 S4 E6\$ W10 S8 W18 PTO=[YR=1995] N8 W16 S8 E16\$ W16 N8 W25 S48 E25 N9 FOP=[YR=1995] E6 N3 W6 S3\$ N3 E6 S3 E28 FGR=[YR=1995] S9 E25 N22 W25 S13 \$ N13 E25 N26\$.									

OTHER ADJUSTMENTS AND NOTES									

Common:	35,000	PRINTED 08/02/2023 BY SYS
---------	--------	---------------------------