

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur02GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall02WALL BD/WD 100

Interior Floor09PINE WOOD 100

Air Condition01NONE 100

Heating Type Bedrooms02CONVECTION 100
3 100

Bathrooms Frame Stories02WOOD FRAME 100
1. 1. 100

Units BUD8 Adjustme Occupancy06DIST 1D 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

TOTALS1,3021,14132,199

45002 CHAMPION LODGE DR, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCTNORM % COND

0100011,14162.540056.4464,3981924195000050.0050.00

Heated Area: 1056HX Base Yr

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION BYTax Group: 6Tax Dist:

BUILDING MARKET VALUE32,199

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET35,000

TOTAL MARKET VALUE67,199

SOH/AGL Deduction12,086

ASSESSED VALUE55,113

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE55,113

TOTAL JUST VALUE67,199

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE61,759

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSNCDSALE PRICE

0629/04396/20/1991WDUUI07100

GRANTOR: JONES DOROTHY WHITE (

GRANTEE: JONES DOROTHY WHITE

0606/04509/04/1990WDUII01100

GRANTOR: JONES DOROTHY WHITE

GRANTEE: JONES DOROTHY ET AL

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1998] W14 S5 BAS=[YR=1998] W10 S14 BAS=[YR=1993] S30 E1 USP=[YR=1993] S8 E22 N8 W22 \$ E23 N30 W24 \$ E24 N14 W14 \$ E14 N5 \$.

REVIEW DATE09/28/2020BYKBA

Total Acres: 1.00Total Land Value: 35,000Market: 0Agricultural: 0Common: 35,000PRINTED 08/02/2023 BY SYS