



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	2	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100	72	8,842
BAS	1,276	100	1,276	156,697
FUS	572	100	572	70,244
UOP	72	20	14	1,720

TOTALS	1,992		1,934	237,501
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0	0	0	98.00	SF	6.50	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	01	1,934	111.3280	132.76	256,758	2001	2006	0	0	7.50	92.50
1 DUPLEX - 0% - 2023											
Heated Area: 1920											
HX Base Yr											

45221 JONES WAY, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	237,501		
TOTAL MARKET OB/XF VALUE	522		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	273,023		
SOH/AGL Deduction	0		
ASSESSED VALUE	273,023		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	273,023		
TOTAL JUST VALUE	273,023		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	207,927		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2550/0974	3/17/2022	WD	Q	I	01	320,000	
GRANTOR: BAILEY AARON T & EMIL							
GRANTEE: TEN POINT HOLDINGS							
2550/0972	3/14/2022	WD	U	I	11	100	
GRANTOR: CROSBY BRYANT C & DON							
GRANTEE: BAILEY AARON T & EM							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W44 S29 E44 N29\$ PTR= E15 FUS=[YR=2001] E5 BAS=[YR=2001] N6 E12 S6 W12\$ E22 UOP=[YR=2001] N6 E12 S6 W12\$ E17 S13 W44 N13 \$ W15\$.									

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			0.00	0.00	1.00