



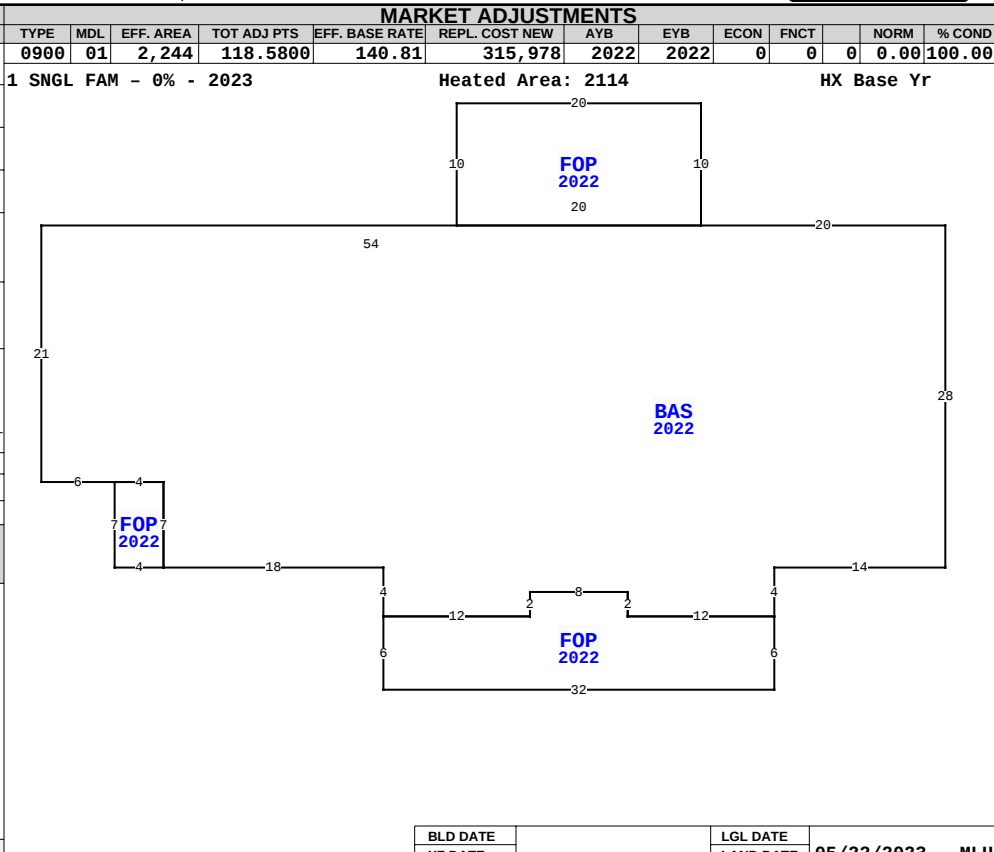
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,114	100	2,114	297,672
FOP	28	30	8	1,126
FOP	200	30	60	8,449
FOP	208	30	62	8,730
TOTALS	2,550		2,244	315,978

EXTRA FEATURES														
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
1	0351	CARPORT MT	0	0	25	20		10.00	10.00	100	2022	2022	3	100

LAND DESCRIPTION														
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
1	000115	C	SFR ACRES	0		OR	0.00	0.00	13.23	AC		1.00	1.00	1.00



32500 CROSSFIRE TR, CALLAHAN										BLD DATE		LGL DATE	05/22/2023	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				315,978	
TOTAL MARKET OB/XF VALUE				5,000	
TOTAL LAND VALUE - MARKET				165,375	
TOTAL MARKET VALUE				486,353	
SOH/AGL Deduction				0	
ASSESSED VALUE				486,353	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				486,353	
TOTAL JUST VALUE				486,353	
NCON VALUE				320,978	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				105,840	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22014251	CO ISSUED	0	09/19/2022
22000691	NEW CONSTR	322,348	01/12/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1809	6/13/2022	WD U	V	V	11	100
GRANTOR: MESSER CHRISTOPHER B						
GRANTEE: BEASLEY TIMOTHY C						
2375/0933	6/10/2020	WD U	V	V	11	100
GRANTOR: BEASLEY TIMOTHY C						
GRANTEE: MESSER CHRISTOPHER						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2022] W20 FOP=[YR=2022] N10 W20 S10 E20\$ W54 S21 E6 FOP=[YR=2022] S7 E4 N7 W4\$ E4 S7 E18 S4 FOP=[YR=2022] S6 E32 N6 W12 N2 W8 S2 W12\$ E12 N2 E8 S2 E12 N4 E14 N28\$.														