



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	145,273
FEP	240	80	192	17,249
FGR	500	55	275	24,706
FOP	155	30	46	4,133
FST	250	55	138	12,398

TOTALS	2,762		2,268	203,760
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	0	0	480.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	0	0	244.00	SF	6.50	6.50	
5	0845	KOOL DECK	0	100	0	0	614.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RS-1	0.00	0.00	2.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,268	136.3670	123.07	279,123	1966	1986	0	0	27.00	73.00
1 SINGLE FAM - 100% - 2023 Heated Area: 1617 HX Base Yr 2023											

45019 EAST HOLLY TRL, 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	
480.00	SF	35.00	35.00	100	1980	1980	3	20	3,360		
240.00	SF	6.50	6.50	100	1980	1980	3	35	546		
244.00	SF	6.50	6.50	100	1990	1990	3	62	983		
614.00	SF	7.25	7.25	100	1985	1985	3	49.5	2,203		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		203,760	
TOTAL MARKET OB/XF VALUE		7,092	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		250,852	
SOH/AGL Deduction		0	
ASSESSED VALUE		250,852	
TOTAL EXEMPTION VALUE		HX HB VX	
BASE TAXABLE VALUE		195,852	
TOTAL JUST VALUE		250,852	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,273	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922980	DEMOLITION	4,940	10/01/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2580/0918	7/12/2022	WD	Q	I	01	307,000	
GRANTOR: FIELDS SHIRLEY D L/E							
GRANTEE: HARRISON JONATHON M							
1305/1374	3/30/2005	QC	U	I	18	100	
GRANTOR: FIELDS SHIRLEY D L/E							
GRANTEE: SURIANO LINDA D ETA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W25 BAS=[YR=1993] W13 FEP=[YR=2005] N12 W20 S12 E20 \$ W44 S30 E26 FOP=[YR=1993] S2 E31 N2 FGR=[YR=1993] E25 N20 W25 S20 \$ N3 W31 S3 \$ N3 E31 N27 \$ S10 E25 N10 \$.											