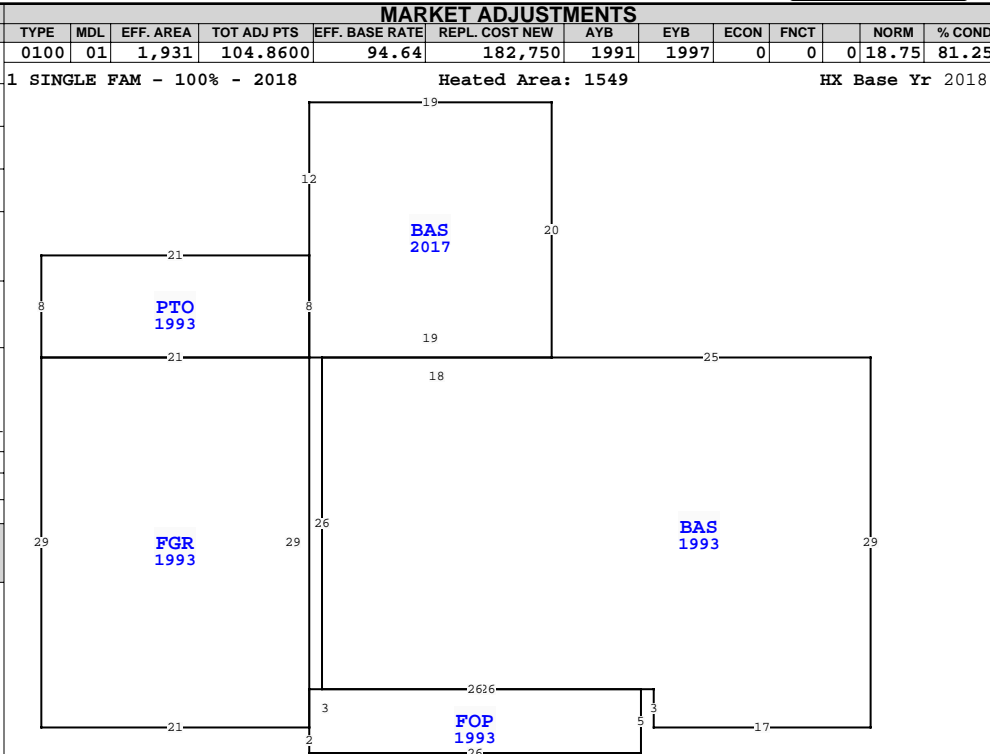


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100



Quality	03	Quality Level	03
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
BAS	1,169	100	1,169
BAS	380	100	380
FGR	609	55	335
FOP	130	30	39
PTO	168	5	8
TOTALS	2,456		1,931
			148,484

EXTRA FEATURES		BLD		CAP		L		W		UNITS		UT		Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q		% COND		OB/XF MKT VALUE		NOTES	
L	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES														
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520															
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1991	1991	3	20	864															
3	0811	CONCRETE B	0	100	0	0	927.00	SF	5.20	5.20	100	1993	1993	3	68	3,278															

45255 EAST HOLLY TRL, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		
TOTAL OB/XF 6,662				

LAND DESCRIPTION		LAND USE		CAP		R		LOC		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		DPH FACT		% COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
L	N	USE CODE	CLS	DESCRIPTION	CAP	R	D	LOC	ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																
1	000115	C	SFR	ACRES	100	0006	RS-1	0.00	0.00	1.08	AC	1.00	1.00	1.00	30,000.00	30,000.00	32,400																										

NASSAU COUNTY PROPERTY		PAGE 1 of 1		6	
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 6		Tax Dist:			
BUILDING MARKET VALUE		148,484			
TOTAL MARKET OB/XF VALUE		6,662			
TOTAL LAND VALUE - MARKET		32,400			
TOTAL MARKET VALUE		187,546			
SOH/AGL Deduction		88,407			
ASSESSED VALUE		99,139			
TOTAL EXEMPTION VALUE		HX HB WR 55,000			
BASE TAXABLE VALUE		44,139			
TOTAL JUST VALUE		187,546			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		155,818			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17005557	ADDITION	40,986	09/05/2017
7334	NEW CONSTR	52,000	06/20/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2249/0753	1/16/2019	QC	U	I	11	100

GRANTOR: SHEFFIELD GEORGE L
GRANTEE: SHEFFIELD GEORGE L
0234/0057 2/01/1977 WD U V 4,300
GRANTOR:
GRANTEE:

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W25 BAS=[YR=2017] N20 W19 S12 PTO=[YR=1993] W21 S8 FGR=[YR=1993] S29 E21 FOP=[YR=1993] S2 E26 N5 W26 S3\$ N29 W21\$ E21 N8\$ S8 E19\$ W18 S26 E26 S3 E17 N29\$.	