



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

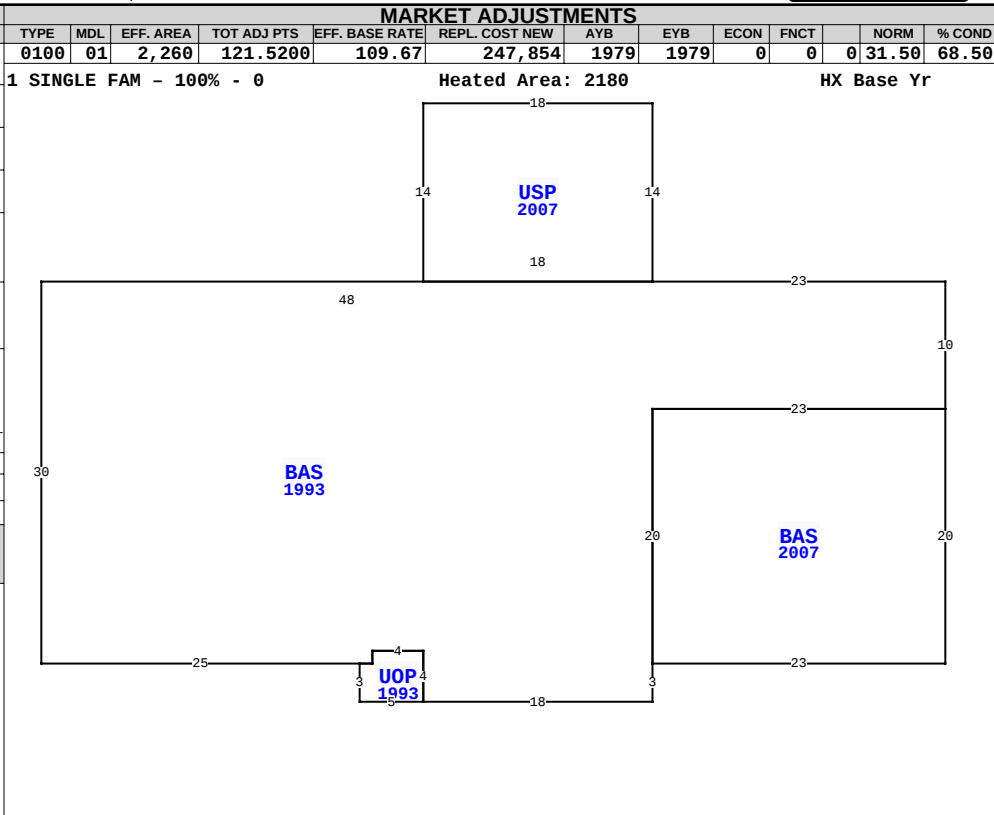
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1,720	129,213
BAS	460	100	460	34,557
UOP	19	20	4	301
USP	252	30	76	5,709

TOTALS	2,451		2,260	169,780
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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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	9.00	9.00	
5	0810	CONCRETE A	0	100	41	2	82.00	SF	6.50	6.50	
11	0351	CARPORT MT	0	100	19	20	380.00	SF	6.00	6.00	
12	0940	SHEDS/PORT	0	100	4	4	16.00	SF	9.00	9.00	
13	0812	CONCRETE C	0	100	0	0	2,823.00	SF	4.00	4.00	
14	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.06	AC	



45396 CIRCLE DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1980	1980	3	49	980	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	9.00	9.00	100	1978	1978	3	20	346	
5	0810	CONCRETE A	0	100	41	2	82.00	SF	6.50	6.50	100	1978	1978	3	30	160	
11	0351	CARPORT MT	0	100	19	20	380.00	SF	6.00	6.00	100	2001	2001	3	20	456	
12	0940	SHEDS/PORT	0	100	4	4	16.00	SF	9.00	9.00	100	1980	1980	3	20	29	
13	0812	CONCRETE C	0	100	0	0	2,823.00	SF	4.00	4.00	100	1990	1990	3	62	7,001	
14	0940	SHEDS/PORT	0	100	16	12	192.00	SF	19.50	19.50	100	2002	2002	3	21	786	

TOTAL OB/XF											
9,758	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
18,000.00	18,000.00	73,080									

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											6
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						182,585					
TOTAL MARKET OB/XF VALUE						9,758					
TOTAL LAND VALUE - MARKET						73,080					
TOTAL MARKET VALUE						265,423					
SOH/AGL Deduction						100,699					
ASSESSED VALUE						164,724					
TOTAL EXEMPTION VALUE						55,000					
BASE TAXABLE VALUE						109,724					
TOTAL JUST VALUE						265,423					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						233,889					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0273/0203	8/01/1978	WD	Q	V		16,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W23 USP=[YR=2007] N14 W18 S14 E18\$ W48 S30 E25											
UOP=[YR=1993] S3 E5 N4 W4 S1 W1\$ E1 N1 E4 S4 E18 N3											
BAS=[YR=2007] E23 N20 W23 S20 \$ N20 E23 N10\$.											

CRAWFORD MELVA K
45396 CIRCLE DRIVE
CALLAHAN, FL 32011

2023

28-2N-25-3060-0044-0020

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