



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	6	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	OWNER OCC 100

Quality	03	Quality Level 03
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	87,914
FOP	256	30	77	5,224
UCP	324	20	65	4,410
UOP	72	20	14	950
TOTALS	1,948		1,452	98,496

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1101	04	1,452	92.6100	135.67	196,993	1935	1950	0	0	0 50.00	50.00
1 RETAILSTOR - 0% - 0 Heated Area: 1296 HX Base Yr											
45343 GREEN AVE, CALLAHAN											

BLD DATE	10/02/2020	KK	LGL DATE	
XF DATE	12/10/2021	KK	LAND DATE	12/10/2021
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	0465	FNC GT 15'	0	0	0	0	1.00	UT	562.50	562.50	100	1991	1991	3	29	163	
2	0424	CL FNC 6'	0	0	0	0	43.00	LF	20.00	20.00	100	1991	1991	3	29	249	
3	0422	CL FNC 4'	0	0	0	0	92.00	LF	15.00	15.00	100	1985	1985	3	23	317	
4	0811	CONCRETE B	0	0	31	27	837.00	SF	5.20	5.20	100	1980	1980	3	35	1,523	
5	1243	WD DECK F	0	0	21	4	84.00	SF	8.00	8.00	100	2011	2011	3	55	370	

LAND DESCRIPTION										TOTAL OB/XF										2,622	
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	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	001100	C	STORE 1FLR	0	0006		85.00	210.00	17,203.84	SF		1.00	1.00	1.00	4.00	4.00					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE					98,496
TOTAL MARKET OB/XF VALUE					2,622
TOTAL LAND VALUE - MARKET					68,815
TOTAL MARKET VALUE					169,933
SOH/AGL Deduction					24,349
ASSESSED VALUE					145,584
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					145,584
TOTAL JUST VALUE					169,933
NCON VALUE					0
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					133,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2478/0080	7/08/2021	QC	U	I	11	100	
GRANTOR: WEAVER KATHERN A & MA							
GRANTEE: WRIGHT AMANDA & ALV							
0765/0425	7/16/1996	WD	Q	I		69,000	
GRANTOR: CONWAY HAZEL J							
GRANTEE: WEAVER KATHERN & MA							

BUILDING NOTES											

BUILDING DIMENSIONS											
UOP=[YR=1993] W4 BAS=[YR=1993] W3 UCP=[YR=1997] N18 W18 S18 E18 \$ W21 S18 W4 S27 FOP=[YR=1993] S8 E32 N8 W32 \$ E32 N27 W4 N18 \$ S18 E4 N18 \$.											