



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26
Roof Structur	03
Roof Cover	01
Interior Wall	04
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	1
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	01
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100	1,282	97,916
DCK	64	10	6	458
FOP	42	30	13	993
UST	48	45	22	1,680
TOTALS	1,436		1,323	101,047

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
3	0504	FP-ELECTRI	0	0	0	1.00	UT	2,000.00	2,000.00	100	1910	1910	3	20	400	

LAND DESCRIPTION		TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	SFR	0	0006		95.00	105.00	95.40	FF		1.00	1.00	1.00	500.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,323	107.1200	96.68	127,908	1910	1980	0	0	21.00	79.00
1 SINGLE FAM - 0% - 0											
Heated Area: 1282						HX Base Yr					
45163 GREEN AVE, CALLAHAN											
BLD DATE				LGL DATE				06/02/2023 MLU			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	101,047		
TOTAL MARKET OB/XF VALUE	400		
TOTAL LAND VALUE - MARKET	47,700		
TOTAL MARKET VALUE	149,147		
SOH/AGL Deduction	31,474		
ASSESSED VALUE	117,673		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	117,673		
TOTAL JUST VALUE	149,147		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	122,940		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2185	CARPORT	0	03/31/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1336/0318	7/26/2005	WD	U	I	18	100	
GRANTOR: CLARK LOUELLA L/E							
GRANTEE: CLARK FRANCIS L & B							
0171/0085	1/01/1974	WD	Q	I		8,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W46 S31 E9 FOP=[YR=1993] S6 E7 N6 W7\$ E29 N12															
UST=[YR=2008] E8 DCK=[YR=2008] E8 N8 W8 S8\$ N6 W8 S6\$ N6 E8															
N13\$.															