



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100	1,927	133,095
FGR	540	55	297	20,514
FOP	24	30	7	484

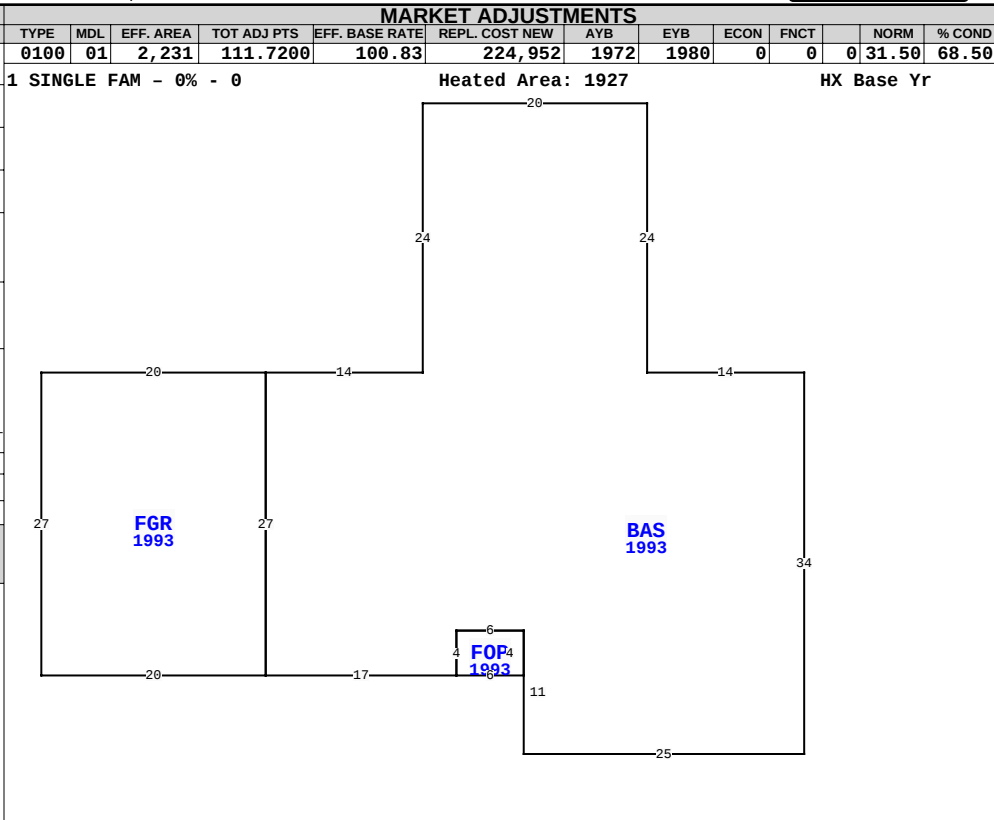
TOTALS	2,491		2,231	154,092
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EXTRA FEATURES

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	0811	CONCRETE B	0	0	68	16		1,088.00	SF 5.20	100	1972	1972	3	24	1,358	
2	0810	CONCRETE A	0	0	34	20		680.00	SF 6.50	100	1972	1972	3	24	1,061	
3	0500	FP-PRE FAB	0	0	0	0		1.00	UT 3,500.00	100	1973	1973	3	34	1,190	
5	0810	CONCRETE A	0	0	0	0		190.00	SF 6.50	100	1992	1992	3	66	815	

LAND DESCRIPTION

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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR		0	0006	100.00	210.00	100.00	FF		1.00	1.00	1.00	500.00	500.00	50,000							



45254 GREEN AVE, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																4,424
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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		154,092
TOTAL MARKET OB/XF VALUE		4,424
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		208,516
SOH/AGL Deduction		36,359
ASSESSED VALUE		172,157
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		172,157
TOTAL JUST VALUE		208,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2196	REPAIR/RRF	2,890	04/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2204/1807	6/18/2018	QC	U	I	11	100
GRANTOR: BRAY M EVELYN						
GRANTEE: ALCORN MARJORIE E &						
0108/0369	1/01/1971	TA	Q	V		2,800
GRANTOR: TEW GERALD C & EMMA L						
GRANTEE: BRAY DAVID E & M EV						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=1993] W14 N24 W20 S24 W14 FGR=[YR=1993] W20 S27 E20 N27\$ S27 E17 FOP=[YR=1993] E6 N4 W6 S4\$ N4 E6 S11 E25 N34\$.