



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	2
Frame	02
Stories	2.
Units	0
BUD8 Adjustme	01
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

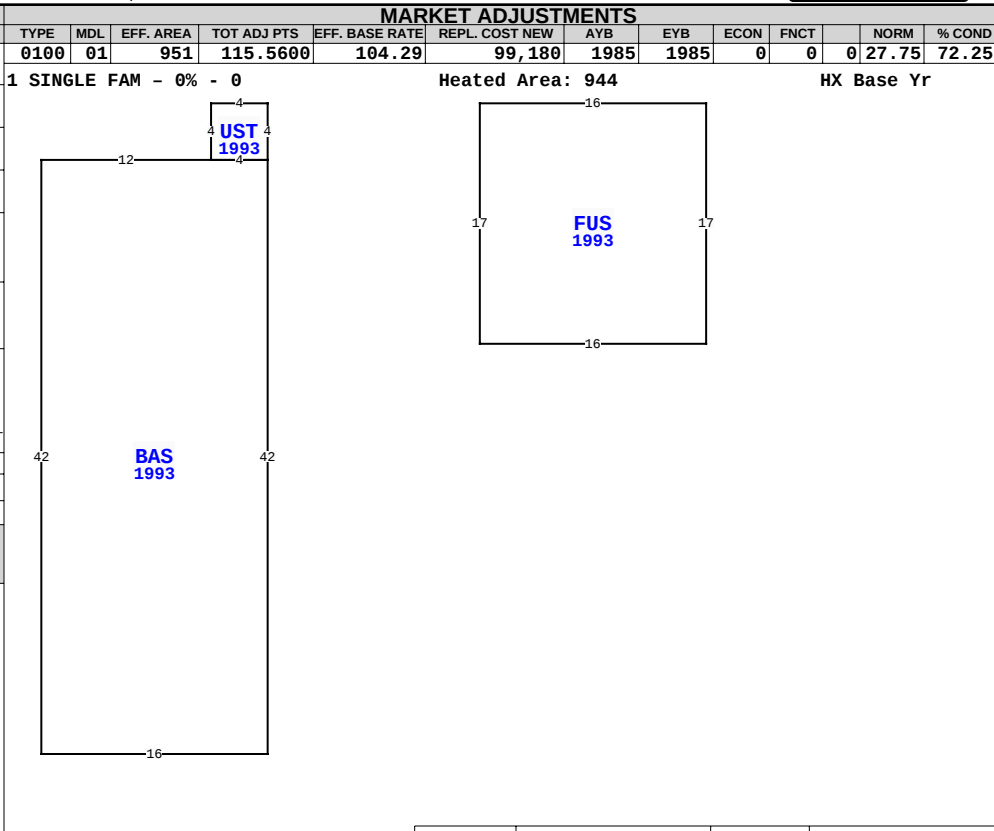
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	50,635
FUS	272	100	272	20,495
UST	16	45	7	527

TOTALS	960		951	71,658
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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	26	20			5.20	100	1985	1985	3	49.5	1,338	

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			33.00	86.00	1.00	UT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE	05/10/2022	BY	KBA
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45102 THIRD AV, CALLAHAN

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
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TOTAL OB/XF															1,338
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Total Acres: 0.00	Total Land Value: 15,000	Market: 0	Agricultural: 0	Common: 15,000
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NASSAU COUNTY PROPERTY															PAGE 1 of 1	1
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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		71,658
TOTAL MARKET OB/XF VALUE		1,338
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		87,996
SOH/AGL Deduction		4,568
ASSESSED VALUE		83,428
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		83,428
TOTAL JUST VALUE		87,996
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
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SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1503/1215	6/05/2007	WD	Q	I		75,000	
GRANTOR: SELF PHILLIP A & LIND							
GRANTEE: JAN INVESTMENT GROU							
0915/0201	1/12/2000	WD	U	I	21	48,500	
GRANTOR: LAMON JAMES R							
GRANTEE: SELF PHILLIP & LIND							

BUILDING NOTES														
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BUILDING DIMENSIONS														
UST=[YR=1993] W4 S4 BAS=[YR=1993] W12 S42 E16 N42 W4 \$ E4N4 \$ PTR= E15 FUS=[YR=1993] E16 S17 W16 N17 \$ W15 \$.														