



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	01	DIST CA 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
---------	--	----------	----

NEIGHBORHOOD/LOC	7001.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100	2,068	233,830
FOP	120	30	36	4,071
FOP	162	30	49	5,541

TOTALS	2,350		2,153	243,441
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
2	0812	CONCRETE C	0	100	0	0		1,871.00	SF 4.00
4	0810	CONCRETE A	0	100	0	0		395.00	SF 6.50
5	0510	GARAGE WD-	0	100	22	20		440.00	SF 35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006		97.00	210.00	97.00

REVIEW DATE	01/06/2023	BY	KWA
-------------	------------	----	-----

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,153	128.4976	115.97	249,683	2016	2016	0	0
1 SINGLE FAM - 100% - 0									
Heated Area: 2068									
HX Base Yr									

45057 800TH ST, CALLAHAN	BLD DATE	LGL DATE	06/02/2023	MLU
	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
2	0812	CONCRETE C	0	100	0	0		1,871.00	SF 4.00	100	1990	1990	3	62	4,640	
4	0810	CONCRETE A	0	100	0	0		395.00	SF 6.50	100	2016	2016	3	97	2,490	
5	0510	GARAGE WD-	0	100	22	20		440.00	SF 35.00	100	2015	2015	3	81	12,474	

TOTAL OB/XF										19,604						
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
1	000100	C	SFR	100	0006		97.00	210.00	97.00	FF		1.00	1.00	1.00	500.00	500.00

Total Acres: 0.00	Total Land Value: 48,500	Market: 0	Agricultural: 0	Common: 48,500
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE		243,441			
TOTAL MARKET OB/XF VALUE		19,604			
TOTAL LAND VALUE - MARKET		48,500			
TOTAL MARKET VALUE		311,545			
SOH/AGL Deduction		150,935			
ASSESSED VALUE		160,610			
TOTAL EXEMPTION VALUE		50,000			
BASE TAXABLE VALUE		110,610			
TOTAL JUST VALUE		311,545			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		259,159			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3996	NEW CONSTR	0	03/23/2016
2213	REPAIR/RRF	0	09/30/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0610/0129	10/18/1990	WD	Q	I	
GRANTOR: ROPER THOMAS ET AL					SALE PRICE
GRANTEE: HOLLAND ROBT JR & J					60,000
GRANTOR: ROPER THOMAS					
GRANTEE: ROPER THOMAS ETAL					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2016] W17 FOP=[YR=2016] N10 W12 S10 E12\$ W33 S50 E20 N9 FOP=[YR=2016] E30 N5 W15 N3 W4 S3 W11 S5\$ N5 E11 N3 E4 S3 E15 N36\$.					