



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

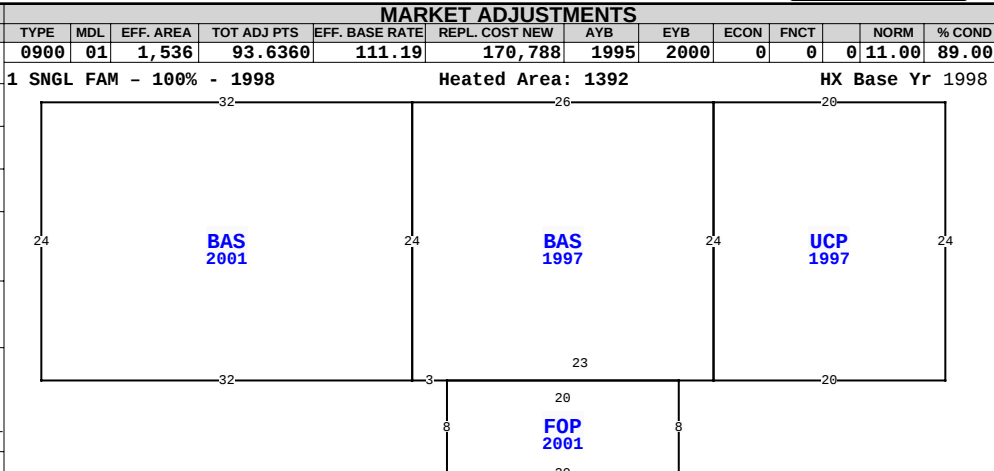
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100	624	61,751
BAS	768	100	768	76,001
FOP	160	30	48	4,750
UCP	480	20	96	9,500

TOTALS	2,032	1,536	152,001
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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
1	0940	SHEDS/PORT	0 100	16	8	128.00	SF	18.30	18.30	100	1990
2	0681	POLE SHED	0 100	64	30	1,920.00	SF	18.75	18.75	100	2004

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	7.00	AC	1.00



43015 SAND PINE AVE, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1990	1990	3	20	468	
100	2004	2004	3	40	14,400	

TOTAL OB/XF											
14,868											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		152,001	
TOTAL MARKET OB/XF VALUE		14,868	
TOTAL LAND VALUE - MARKET		112,000	
TOTAL MARKET VALUE		278,869	
SOH/AGL Deduction		153,510	
ASSESSED VALUE		125,359	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		75,359	
TOTAL JUST VALUE		278,869	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,262	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002050	GARAGE	49,860	02/15/2023
18008434	REPAIR/RRF	6,000	10/01/2018
E14609	ELEC OTHER	0	03/01/2005
B12941	GARAGE	0	06/01/2004
M015107	H/AC	0	06/01/2001
B0108217	REPAIR/RRF	34,536	04/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2311/0239	10/08/2019	SW	U	I	11
GRANTOR: PERRET JOHN P & ELIZA					
GRANTEE: PERRET JOHN P & ELI					

BUILDING NOTES					
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BUILDING DIMENSIONS					
UCP=[YR=1997] W20 BAS=[YR=1997] W26 BAS=[YR=2001] W32 S24 E32 N24 \$ S24 E3 FOP=[YR=2001] S8 E20 N8 W20 \$ E23 N24 \$ S24 E20 N24 \$.					