



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 90
Exterior Wall	10 ABOVE AVG 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	08 SHT VINYL 30
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	01 Quality Level 01
DOR CODE	0100 SINGLE FAMILY

MAP NUM	MKT AREA	07
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NEIGHBORHOOD/LOC	7001.00
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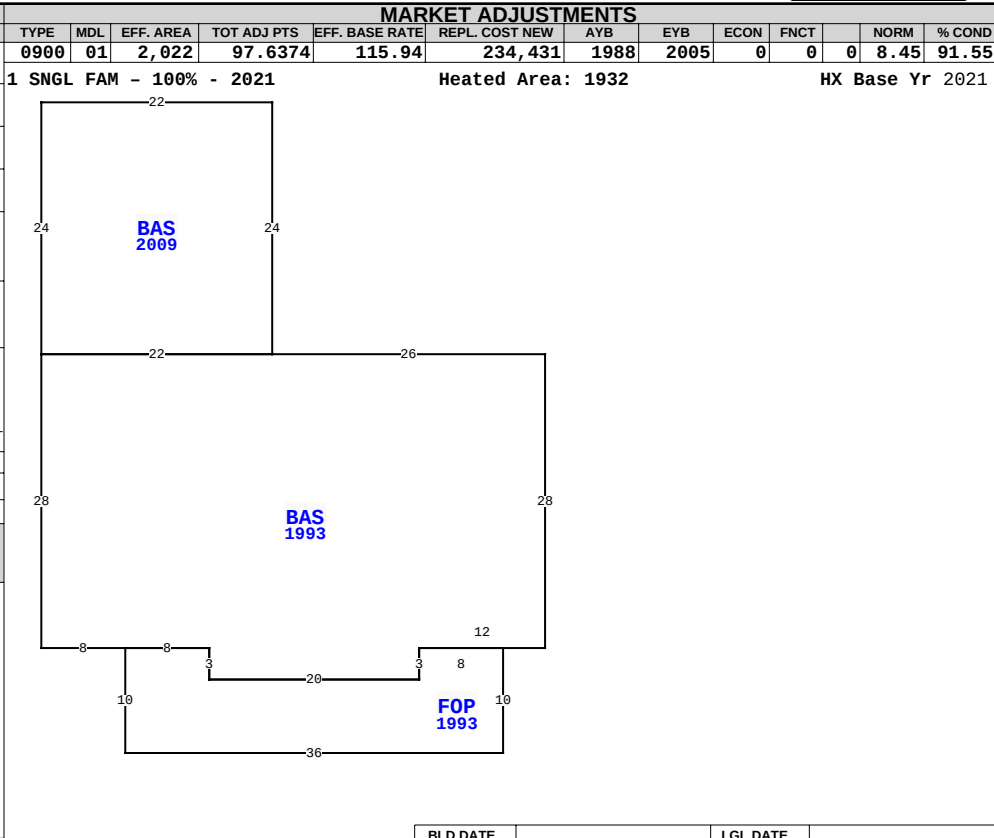
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	149,025
BAS	528	100	528	56,043
FOP	300	30	90	9,553

TOTALS	2,232	2,022	214,622
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	55	16	880.00	SF	5.20
2	0810	CONCRETE A	0	100	90	3	270.00	SF	6.50
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00

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			115.00	103.00	1.00

REVIEW DATE	03/15/2021	BY	KBA
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45029 OAK TRL, CALLAHAN	BLD DATE	LGL DATE
	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
1	0811	CONCRETE B	0	100	55	16	880.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,494	
2	0810	CONCRETE A	0	100	90	3	270.00	SF	6.50	6.50	100	1987	1987	3	54.5	956	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	66	2,310	

TOTAL OB/XF													5,760	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
		115.00	103.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00			

Total Acres: 0.00	Total Land Value: 20,000	Market: 0	Agricultural: 0	Common: 20,000
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NASSAU COUNTY PROPERTY						PAGE 1 of 1		1
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 1					Tax Dist:			
BUILDING MARKET VALUE					214,622			
TOTAL MARKET OB/XF VALUE					5,760			
TOTAL LAND VALUE - MARKET					20,000			
TOTAL MARKET VALUE					240,382			
SOH/AGL Deduction					109,745			
ASSESSED VALUE					130,637			
TOTAL EXEMPTION VALUE					HX HB 50,000			
BASE TAXABLE VALUE					80,637			
TOTAL JUST VALUE					240,382			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					186,591			