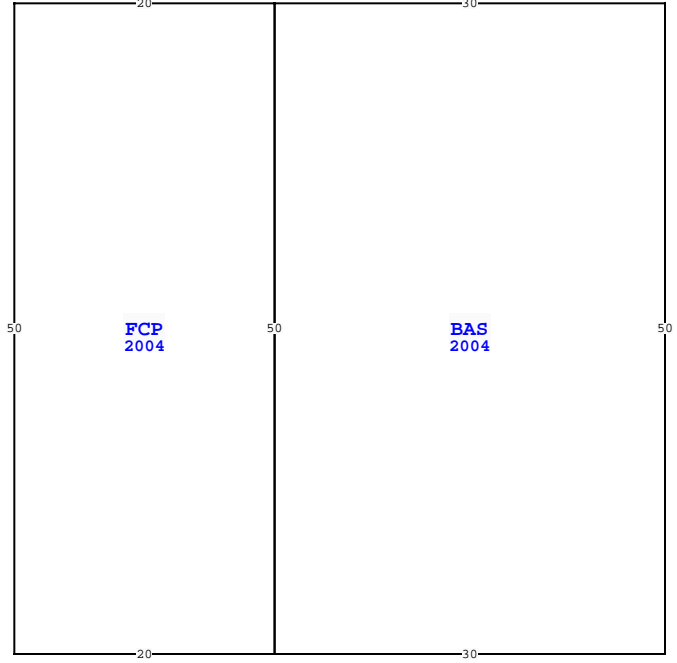


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	05	STEEL	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	06	Quality Level 06	
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
BAS	1,500	100	1,500
FCP	1,000	25	250
			SUBAREA MARKET VALUE
			22,333
			3,722
TOTALS	2,500		1,750
			26,055

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 100% - 2022			Heated Area: 1500			HX Base Yr 2022					



NASSAU COUNTY PROPERTY		PAGE 2 of 2	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			338,824
TOTAL MARKET OB/XF VALUE			10,503
TOTAL LAND VALUE - MARKET			52,500
TOTAL MARKET VALUE			401,827
SOH/AGL Deduction			89,193
ASSESSED VALUE			312,634
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			262,634
TOTAL JUST VALUE			401,827
NCON VALUE			1,940
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2415	REPAIR/RRF	4,775	01/01/2002
2356	XFOB	20,000	03/01/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2454/1179	4/07/2021	WD Q	Q	I	01	325,000
GRANTOR: GRAHAM HUGH A JR & SH						
GRANTEE: BEVAN DAN H & BRIDG						
2115/1539	4/13/2017	LE U	U	I	11	100
GRANTOR: GRAHAM HUGH A JR & SH						
GRANTEE: GRAHAM LYNDA RENEE						

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
45274 OAK TRL, CALLAHAN																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004;ORIG=0,0] W30 S50 E30 N50 \$	
FCP=[YR=2004;ORIG=-30,0] W20 S50 E20 N50 \$	

LAND DESCRIPTION										TOTAL OB/XF														
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