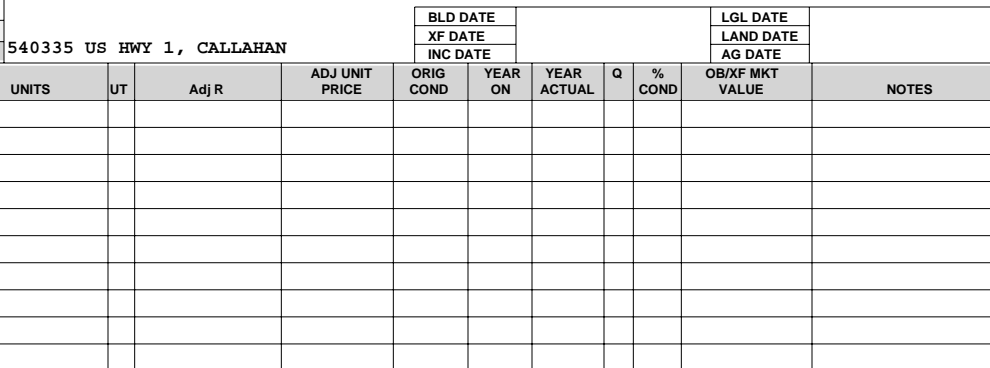


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	03 PLASTER 100
Interior Floor	05 ASPH TILE 100
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	3 100
Bathrooms	1 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,803	87.0000	78.52	141,572	1948	1948	0	0	0	37.00	63.00		



Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8028.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,197	100	1,197	59,212
FEP	112	80	90	4,452
FEP	228	80	182	9,003
FOP	24	30	7	347
UDG	504	55	277	13,703
UST	112	45	50	2,473
TOTALS	2,177		1,803	89,190

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
540335 US HWY 1, CALLAHAN																

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			89,190
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			55,800
TOTAL MARKET VALUE			144,990
SOH/AGL Deduction			1,758
ASSESSED VALUE			143,232
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			143,232
TOTAL JUST VALUE			144,990
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95362	REPAIR/RRF	2,800	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2511/1884	11/03/2021	PR	U	I	19	100

GRANTOR: TASSO ANTHONY C P/R O
 GRANTEE: CAROL LUCY ET AL
 0513/1026 3/27/1987 PR U I 100
 GRANTOR:
 GRANTEE:

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=1993] W14 FEP=[YR=1993] W15 S8 BAS=[YR=1993] S6 W15 S27 E23 FEP=[YR=1993] S7 E16 N7 W16\$ E20 N27 FOP=[YR=1993] N6 W4 S6 E4\$ W22 N6 W6 \$ E6 S6 E18 N6 W9 N8\$ S8 E14 N8\$ PTR= E20 UDG=[YR=1993] E24 S21 W24 N21\$ W20\$.	

LAND DESCRIPTION																								
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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	18,000.00	18,000.00	55,800							