



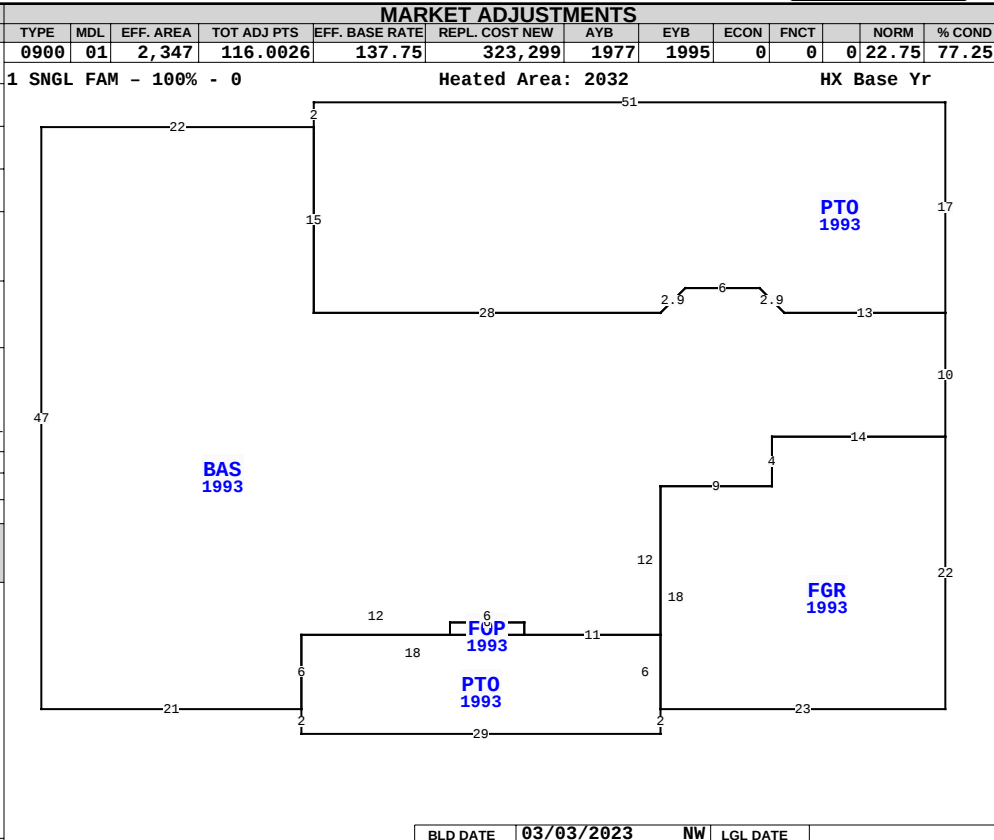
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100	2,032	216,229
FGR	470	55	258	27,455
FOP	6	30	2	213
PTO	232	5	12	1,277
PTO	851	5	43	4,576
TOTALS	3,591		2,347	249,748

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980
2	0940	SHEDS/PORT	0 100	10	22	220.00	SF	20.10	20.10	100	1993
3	0812	CONCRETE C	0 100	0	0	3,731.00	SF	4.00	4.00	100	1993

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	000100	C	SFR	100	0005	RM	0.00	0.00	1.00	LT	



54111 SHIRLEY DR, CALLAHAN	BLD DATE 03/03/2023	NW	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		249,748	
TOTAL MARKET OB/XF VALUE		12,747	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		307,495	
SOH/AGL Deduction		171,348	
ASSESSED VALUE		136,147	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		86,147	
TOTAL JUST VALUE		307,495	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,310	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18008582	REPAIR/RRF	17,896	10/01/2018
B22456	REMODEL	2,740	05/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0285/0737	2/01/1979	WD	Q	I	
SALE PRICE					58,000
GRANTOR:					
GRANTEE:					
0240/0589	6/01/1977	WD	U	V	
SALE PRICE					7,200
GRANTOR:					
GRANTEE:					

BUILDING NOTES											
BUILDING DIMENSIONS											
PTO=[YR=1993] W51 S2 BAS=[YR=1993] W22 S47 E21 PTO=[YR=1993] S2 E29 N2 FGR=[YR=1993] E23 N22 W14 S4 W9 S18\$ N6 W11 FOP=[YR=1993] N1 W6 S1 E6\$ W18 S6\$ N6 E12 N1 E6 S1 E11 N12 E9 N4 E14 N10 W13 U2 L2 W6 L2 D2 W28 N15\$ S15 E28 U2 R2 E6 R2 D2 E13 N17\$.											

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	000100	C	SFR	100	0005	RM	0.00	0.00	1.00	LT	