

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	984	100	984	82,910
FOP	96	30	29	2,443
FUS	508	100	508	42,803
USP	336	30	101	8,510
TOTALS	1,924		1,622	136,667

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
4	0810	CONCRETE A	0 100	20	20	400.00	SF	6.50	6.50	100	1980	1980	3	35	910	
5	0510	GARAGE WD-	0 100	24	24	576.00	SF	35.00	35.00	100	1999	1999	3	28	5,645	

LAND DESCRIPTION			TOTAL OB/XF 6,555													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	RM	125.00	455.00	1.00	LT		1.00	1.00	0.80	45,000.00	36,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,622	110.1600	99.42	161,259	1990	1990	0	0	0 15.25	84.75

1 SINGLE FAM - 100% - 0

Heated Area: 1492

HX Base Yr

28

12

12

28

29

36

30

16

6

16

14

USP
2012

BAS
1993

FOP
1993

10

4

8

4

12

18

30

18

FUS
1993

BLD DATE

LGL DATE

54476 JONAS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					136,667				
TOTAL MARKET OB/XF VALUE					6,555				
TOTAL LAND VALUE - MARKET					36,000				
TOTAL MARKET VALUE					179,222				
SOH/AGL Deduction					73,124				
ASSESSED VALUE					106,098				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					56,098				
TOTAL JUST VALUE					179,222				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					152,807				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2300967	REMODEL	4,980	01/23/2023
B996586	GARAGE	14,400	11/01/1999
4520	N/A	8,864	12/04/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0324/0227	10/01/1980	WD	U	V		3,600	
GRANTOR:							
GRANTEE:							
0137/0545		CD	Q	V		2,827	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W1 USP=[YR=2012] N12 W28 S12 E28\$ W29 S36 E14									
FOP=[YR=1993] E16 N6 W16S6\$ N6 E16 N30\$ PTR=E15									
FUS=[YR=1993] E10 S4 E8 N4 E12 S18 W30 N18\$ W15\$.									