



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

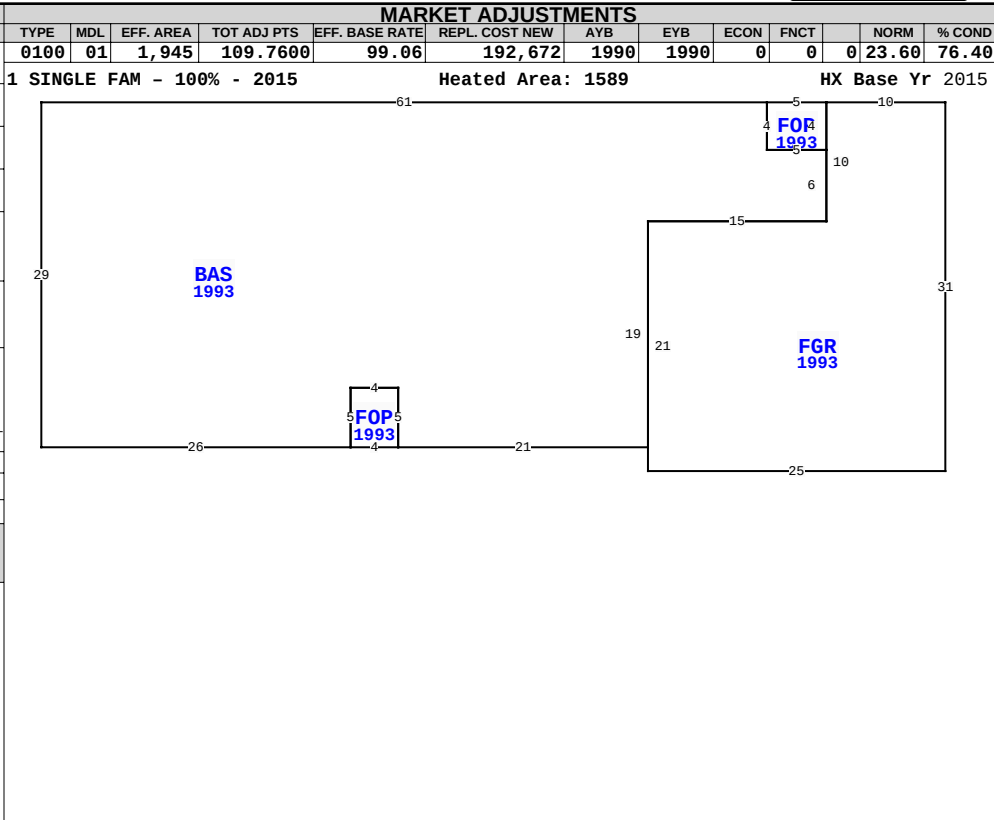
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,589	100	1,589	120,258
FGR	625	55	344	26,035
FOP	20	30	6	454
FOP	20	30	6	454

TOTALS	2,254		1,945	147,201
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,585.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	
3	0911	SCRN RM A	0	100	24	10	240.00	SF	17.50	17.50	
4	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RM	190.00	290.00	1.00	LT	



54166 HOWARD RD, 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	0812	CONCRETE C	0	100	0	0	2,585.00	SF	4.00	4.00	100	1990	1990	3	62	6,411	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	100	1995	1995	3	20	468	
3	0911	SCRN RM A	0	100	24	10	240.00	SF	17.50	17.50	100	2001	2001	3	20	840	
4	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	100	2001	2001	3	82	1,279	

TOTAL OB/XF											
8,998											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						147,201					
TOTAL MARKET OB/XF VALUE						8,998					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						201,199					
SOH/AGL Deduction						74,500					
ASSESSED VALUE						126,699					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						76,699					
TOTAL JUST VALUE						201,199					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						172,901					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25781	REPAIR/RRF	4,000	03/01/2012
B0108123	XFOB	3,000	03/01/2001
6410	NEW CONSTR	1,900	01/08/1990
8014	MH MOVE-ON	10,000	01/05/1990

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2502/1048	10/10/2020	QC	U	I	11	100			
GRANTOR: DURHAM SANDRA MATTOX									
GRANTEE: CHESHIRE SANDRA REN									
2401/0491	10/10/2020	QC	U	I	11	100			
GRANTOR: DURHAM SANDRA MATTOX									
GRANTEE: CHESHIRE SANDRA REN									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W10 FOP=[YR=1993] W5 BAS=[YR=1993] W61 S29 E26 FOP=[YR=1993] E4 N5 W4 S5\$ N5 E4 S5 E21 N19 E15 N6 W5 N4\$ S4 E5 N4\$ S10 W15 S21 E25 N31\$.											