

PT OF TRACT 11
IN OR 1771/1813
TOWER ESMT OR 1771/1817

COMCAST OF GREATER FLORIDA/GEORGIA INC
ONE COMCAST CENTER, 1701 JOHN F KENNEDY BLVD
PHILADELPHIA, PA 19103-2838

2023

37-1N-25-299R-0011-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		11 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	7,695
TOTALS	240		240	7,695

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0424	CL FNC 6'	0	0	0	0	485.00	LF	20.00	20.00	
3	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	
5	0810	CONCRETE A	0	0	0	0	372.00	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	009100	C	UTILITY	0		OR	100.00	150.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	04	240	82.3200	39.10	9,384	2005	2005	0	0	0 18.00	82.00
1 STOR WAREH - 0% - 0 Heated Area: 240 HX Base Yr											
20											
12											
BAS 2005											
20											

54704 CHURCH RD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 6											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 7,695											
TOTAL MARKET OB/XF VALUE 3,051											
TOTAL LAND VALUE - MARKET 21,000											
TOTAL MARKET VALUE 31,746											
SOH/AGL Deduction 1,174											
ASSESSED VALUE 30,572											
TOTAL EXEMPTION VALUE 0											
BASE TAXABLE VALUE 30,572											
TOTAL JUST VALUE 31,746											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 27,793											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326869	REPAIR/RRF	70,950	02/01/2013
B1326870	DEMOLITION	6,500	02/01/2013
B15452	NEW CONSTR	20,000	06/01/2005
E15205	NEW CONSTR	0	06/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1771/1813	12/21/2011	WD	U	I	30	2,500	
GRANTOR: CTI TOWERS INC							
GRANTEE: COMCAST OF GREATER							
1751/1247	8/01/2011	WD	U	I	30	2,500	
GRANTOR: COMCAST OF GREATER FL							
GRANTEE: CTI TOWERS INC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2005] W20 S12 E20 N12 \$.											