



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1,522	145,347
FGR	462	55	254	24,256
FOP	122	30	37	3,533
FST	164	55	90	8,595
UOP	300	20	60	5,730

TOTALS	2,570		1,963	187,461
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	0810	CONCRETE A	0	100	20	8	160.00	SF	6.50	6.50	
4	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	
6	0811	CONCRETE B	0	100	0	0	1,934.00	SF	5.20	5.20	
7	0810	CONCRETE A	0	100	0	0	540.00	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	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	04/14/2020	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,963	99.9000	118.63	232,871	1991	1996	0	0	19.50	80.50
1 SNGL FAM - 100% - 0											
Heated Area: 1522											
HX Base Yr											

54230 HELLER RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND 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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
3	0810	CONCRETE A	0	100	20	8	160.00	SF	6.50	6.50	100	1991	1991	3	64	666	
4	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	100	1991	1991	3	64	175	
6	0811	CONCRETE B	0	100	0	0	1,934.00	SF	5.20	5.20	100	2005	2005	3	87	8,749	
7	0810	CONCRETE A	0	100	0	0	540.00	SF	6.50	6.50	100	2015	2015	3	96	3,370	

TOTAL OB/XF											
15,480											

Total Acres:	0.00	Total Land Value:	45,000	Market:	0	Agricultural:	0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			187,461
TOTAL MARKET OB/XF VALUE			15,480
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			247,941
SOH/AGL Deduction			129,468
ASSESSED VALUE			118,473
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			68,473
TOTAL JUST VALUE			247,941
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531376	CARPORT	12,053	11/01/2015
7598	NEW CONSTR	66,562	10/11/1991

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0522/1076	7/22/1987	WD	Q	V		9,300
GRANTOR: CLAIRE HOWARD INC						
GRANTEE: SHOUSE RICKY & LUCY						
0421/0185	5/01/1984	CD	Q	V		9,250
GRANTOR:						
GRANTEE:						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 UOP=[YR=2012] N15 W20 S15 E20 \$ W26 FST=[YR=1993] W16 S9 FGR=[YR=1993] S22 E21 FOP=[YR=1993] S3 E23 N6 W2 S2 W4 N2 W11 S2 W4 N2 W2 S3 \$ N22 W21 \$ E21 N4 W5 N5 \$ S5 E5 S23 E2 S2 E4 N2 E11 S2 E4 N2 E2 S3 E27 N31 \$.											