



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	1,400	107,618
FOP	72	30	22	1,691
FOP	160	30	48	3,690
FST	48	55	26	1,999
TOTALS	1,680		1,496	114,998

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	0510	GARAGE WD-	0	100	26	22	572.00	SF	10.50	10.50	100	1980	1980	3	20	1,201	
2	0810	CONCRETE A	0	100	8	44	352.00	SF	6.50	6.50	100	1980	1980	3	35	801	
3	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	1980	1980	3	35	228	
4	0681	POLE SHED	0	100	26	13	338.00	SF	3.75	3.75	100	1990	1990	3	20	254	
5	0811	CONCRETE B	0	100	50	12	600.00	SF	5.20	5.20	100	1990	1990	3	62	1,934	
6	0940	SHEDS/PORT	0	100	20	10	200.00	SF	19.50	19.50	100	2001	2001	3	20	780	
7	0351	CARPORT MT	0	100	26	20	520.00	SF	3.50	3.50	100	2001	2001	3	20	364	

LAND DESCRIPTION			TOTAL OB/XF 5,562														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0005	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND				
0100	01	1,496	102.0000	92.06	137,722	1978	1985	0	0	0	16.50	83.50				
1 SINGLE FAM - 100% - 1989													Heated Area: 1400		HX Base Yr 1989	

56567 NASSAU OAKS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				114,998	
TOTAL MARKET OB/XF VALUE				5,562	
TOTAL LAND VALUE - MARKET				45,000	
TOTAL MARKET VALUE				165,560	
SOH/AGL Deduction				99,444	
ASSESSED VALUE				66,116	
TOTAL EXEMPTION VALUE		HX HB WX SL		66,116	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				165,560	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				143,224	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2630/1813	4/10/2023	QC	U	I	11	100	
GRANTOR: CALDWELL ALMA MARIE							
GRANTEE: CALDWELL DEWEY PHIL							
0254/0374	12/01/1977	WD	U	V		5,400	
GRANTOR:							
GRANTEE:							

BUILDING NOTES																
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BUILDING DIMENSIONS																
FST=[YR=1993] W8 FOP=[YR=1993] W12 BAS=[YR=1993] W36 S30 E36 FOP=[YR=1993] E20 N8 W20 S8\$ N8 E20 N16 W20 N6\$ S6 E12 N6\$ S6 E8 N6\$.																