



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	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 07
NEIGHBORHOOD/LOC	7001.00	

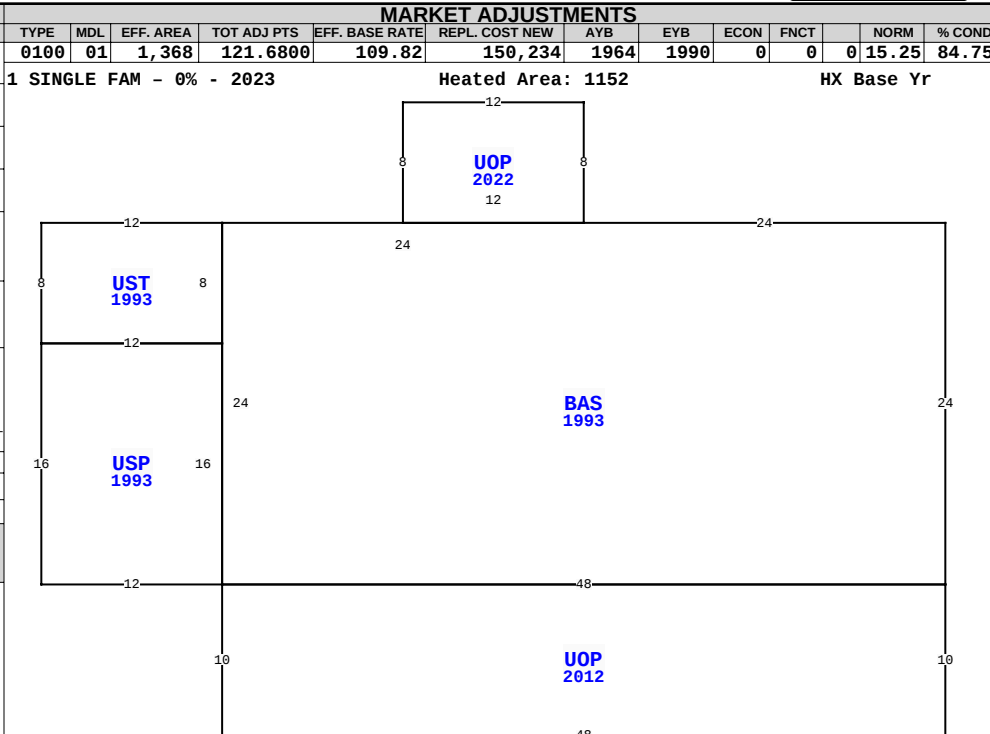
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	107,220
UOP	480	20	96	8,935
UOP	96	20	19	1,769
USP	192	30	58	5,399
UST	96	45	43	4,002

TOTALS	2,016		1,368	127,323
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	60	2		120.00	SF 6.50	100	1985
2	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	100	1970
3	0510	GARAGE WD-	0	0	24	36		864.00	SF 21.00	100	1980

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.50	AC	1.00

REVIEW DATE	01/06/2023	BY	KWA
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45077 CLEMMONS RD, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1985	1985	3	49.5	386	
2,000.00	100	1970	1970	3	31.2	624	
21.00	100	1980	1980	3	20	3,629	

TOTAL OB/XF											
4,639											

Total Acres: 1.50	Total Land Value: 52,500	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	127,323		
TOTAL MARKET OB/XF VALUE	4,639		
TOTAL LAND VALUE - MARKET	52,500		
TOTAL MARKET VALUE	184,462		
SOH/AGL Deduction	0		
ASSESSED VALUE	184,462		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	184,462		
TOTAL JUST VALUE	184,462		
NCON VALUE	2,798		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	137,023		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2592/1735	9/23/2022	WD	Q	I	01	255,000	
GRANTOR: TIENTER NICHOLAS							
GRANTEE: BACH SAMUAL & AUTUMN							
2514/0319	11/05/2021	WD	Q	I	01	200,000	
GRANTOR: DERR BENJAMIN & DELLA							
GRANTEE: TIENTER NICHOLAS							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W24 UOP=[YR=2022] N8 W12 S8 E12\$ W24 UST=[YR=1993] W12 S8 USP=[YR=1993] S16 E12 N16 W12\$ E12 N8\$ S24 UOP=[YR=2012] S10 E48 N10 W48\$E48 N24\$.											