



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	03	PLASTER 100
Interior Floop	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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

NEIGHBORHOOD/LOC	8026.00
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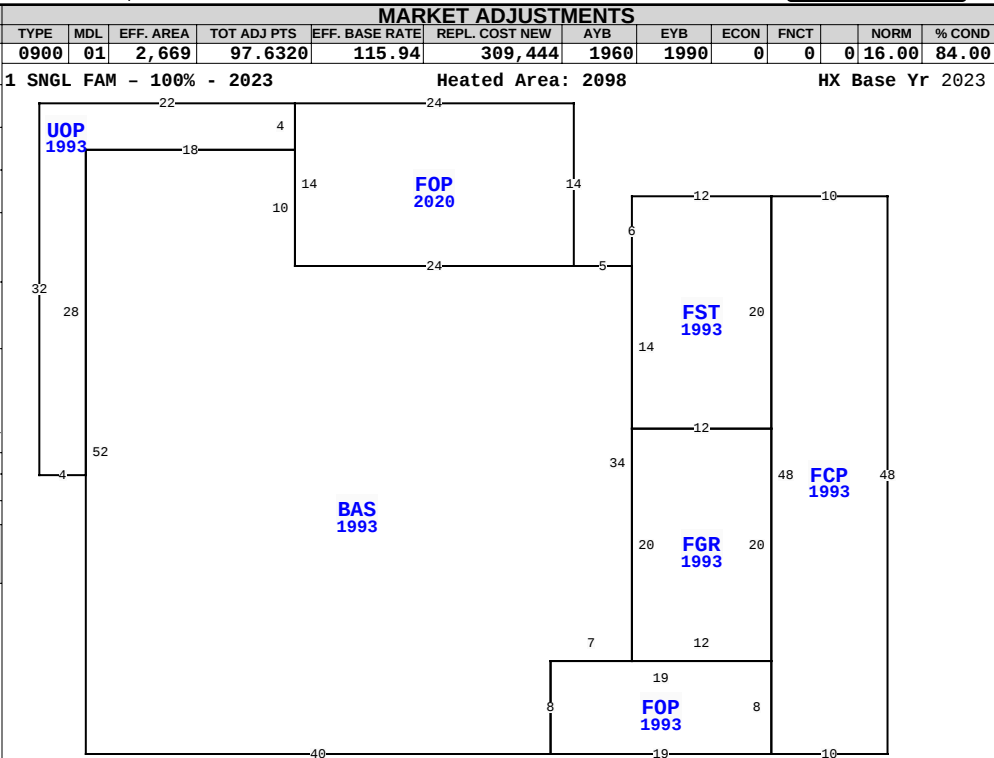
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,098	100	2,098	204,323
FCP	480	25	120	11,687
FGR	240	55	132	12,855
FOP	152	30	46	4,480
FOP	336	30	101	9,836
FST	240	55	132	12,855
UOP	200	20	40	3,896

TOTALS	3,746		2,669	259,933
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0862	POOL VINYL	0	100	19	38	722.00	SF	50.00
4	0845	KOOL DECK	0	100	0	0	575.00	SF	7.25
5	0812	CONCRETE C	0	100	0	0	1,626.00	SF	4.00
6	0810	CONCRETE A	0	100	0	0	310.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	0.74

REVIEW DATE	02/02/2021	BY	KB
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541827 US HWY 1, CALLAHAN	BLD DATE 07/01/2008	JW	LGL DATE
	XF DATE 07/01/2008	JW	LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF									
29,286									

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29,286									

Total Acres: 0.74	Total Land Value: 25,900	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		259,933	
TOTAL MARKET OB/XF VALUE		29,286	
TOTAL LAND VALUE - MARKET		25,900	
TOTAL MARKET VALUE		315,119	
SOH/AGL Deduction		0	
ASSESSED VALUE		315,119	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		265,119	
TOTAL JUST VALUE		315,119	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		243,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19011024	REPAIR/RRF	5,250	10/18/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2523/0579	12/13/2021	WD	Q	I	01
GRANTOR: WHALEY ZACHARY & MEGA					SALE PRICE
GRANTEE: JOHNSON CHARITY					
2358/1162	5/01/2020	WD	Q	I	01
GRANTOR: PGH REAL ESTATE LLC					250,000
GRANTEE: WHALEY ZACHARY & ME					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FCP=[YR=1993] W10 FST=[YR=1993] W12 S6 BAS=[YR=1993] W5					
FOP=[YR=2020] N14 W24 UOP=[YR=1993] W22 S32 E4 N28 E18N4\$ S14					
E24 \$ W24 N10 W18 S52E40 FOP=[YR=1993] E19 N8 FGR=[YR=1993]					
N20 W12 S20E12\$ W19 S8\$ N8 E7 N34\$ S14 E12 N20\$ S48 E10 N48\$.					