

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
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
Occupancy	00	NONE 100

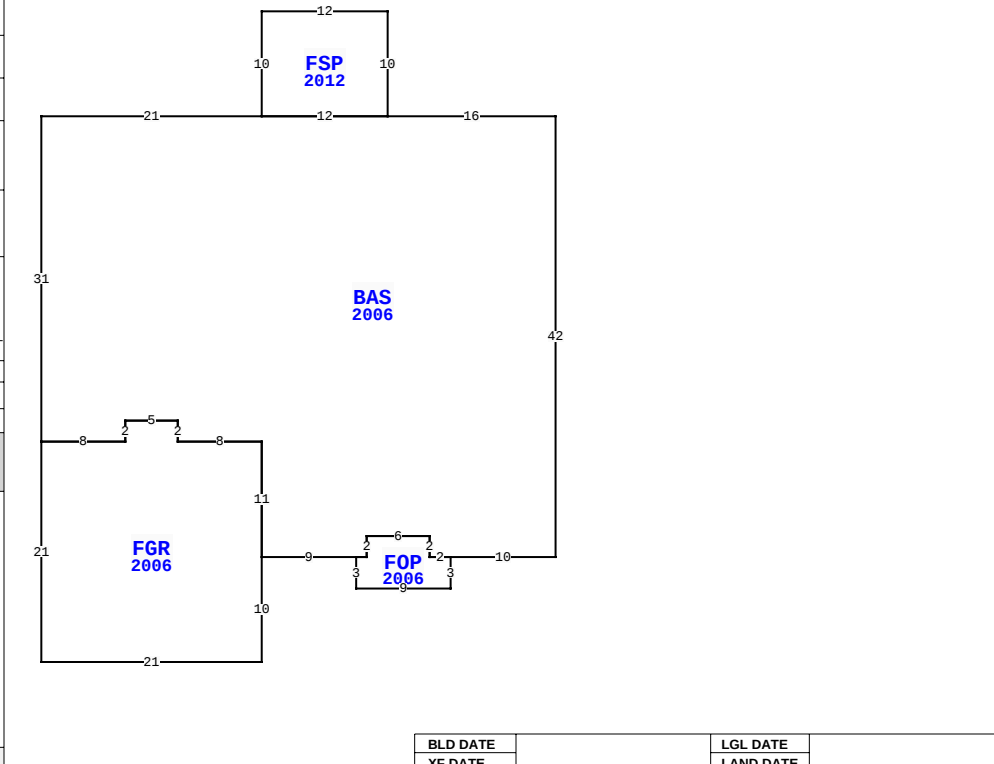
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
---------	--	----------	----

NEIGHBORHOOD/LOC	7003.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,805	100	1,805	183,677
FGR	451	55	248	25,236
FOP	39	30	12	1,222
FSP	120	40	48	4,884
TOTALS	2,415		2,113	215,019

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,113	122.0296	110.13	232,705	2006	2006	0	0	0	7.60	92.40	
1 SINGLE FAM - 100% - 2021				Heated Area: 1805				HX Base Yr 2021					



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	215,019		
TOTAL MARKET OB/XF VALUE	9,053		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	264,072		
SOH/AGL Deduction	97,559		
ASSESSED VALUE	166,513		
TOTAL EXEMPTION VALUE	HX HB WX		
BASE TAXABLE VALUE	111,513		
TOTAL JUST VALUE	264,072		
NCON VALUE	4,704		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	221,729		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2914	NEW CONSTR	121,194	05/02/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1992	8/23/2019	WD	Q	I	01	199,900
GRANTOR: DAVIS LISA W						
GRANTEE: AMOS CHRISTY H						
1936/1065	9/09/2014	WD	Q	I	01	143,500
GRANTOR: HALE RONALD E & SEAN						
GRANTEE: DAVIS LISA W						

EXTRA FEATURES										45088 AMHURST OAKS DR, CALLAHAN				APR DATE		INC DATE		CAR 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				
1	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20	5.20	100	2006	2006	3	88	3,624					
2	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50	6.50	100	2008	2008	3	90	725					
3	0476	VF 6 SBPL	0	100	0	0	147.00	LF	32.00	32.00	100	2017	2017	3	94	4,422					
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	94	282					

BUILDING NOTES																	
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																	
BAS=[YR=2006] W16 FSP=[YR=2012] N10 W12 S10 E12 \$ W12 W21 S31 FGR=[YR=2006] S21 E21 N10 N11 W8 N2 W5 S2 W8 \$ E8 N2 E5 S2 E8 S11 E9 FOP=[YR=2006] E1 N2 E6 S2 E2 S3 W9 N3 \$ E1N2 E6 S2 E2 E10 N42 \$.																	

LAND DESCRIPTION										TOTAL OB/XF										9,053									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000												