

BUILDING CHARACTERISTICS				
ELEMENT	CD			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	08 SHT VINYL 100			
Air Condition	01 NONE 100			
Heating Type	02 CONVECTION 100			
Bedrooms	2 100			
Bathrooms	1 100			
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	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	15,726
USP	120	30	36	715
TOTALS	912		828	16,441

MARKET ADJUSTMENTS																
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND				
1													1 SINGLE FAM - 0% - 0			
													Heated Area: 792			
													HX Base Yr			
45826 DIXIE AVE, CALLAHAN																
					BLD DATE						LGL DATE					
					XF DATE						LAND DATE	06/02/2023 MLU				
					INC DATE						AG DATE					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			16,441
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			8,000
TOTAL MARKET VALUE			24,641
SOH/AGL Deduction			0
ASSESSED VALUE			24,641
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			24,641
TOTAL JUST VALUE			24,641
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			23,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P7654	OTHER	0	02/01/2004
01013	OTHER	0	03/01/2001
R981245	REPAIR/RRF	6,000	08/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2331/1800	12/20/2019	WD	U	I	11	10,000
GRANTOR: GRIMMAGE CATHERINE						
GRANTEE: MILTON CHRIS						
2319/0413	11/12/2019	FJ	U	I	11	100
GRANTOR: GRIMAGE RUFUS ESTATE						
GRANTEE: GRIMMAGE CATHERINE						

EXTRA FEATURES															
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	0680	POLE SHED	0 0	0 0	100.00	SF	10.00	10.00	100	1980	1980	3	20	200	

BUILDING NOTES	
BAS=[YR=1993] W22 S36 E1 USP=[YR=1998] S6 E20 N6 W20\$ E21 N36\$.	

BUILDING DIMENSIONS	
BAS=[YR=1993] W22 S36 E1 USP=[YR=1998] S6 E20 N6 W20\$ E21 N36\$.	

LAND DESCRIPTION															TOTAL OB/XF									
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	RM	0.00	0.00	1.00	UT		1.00	1.00	1.00	8,000.00	8,000.00	8,000							