



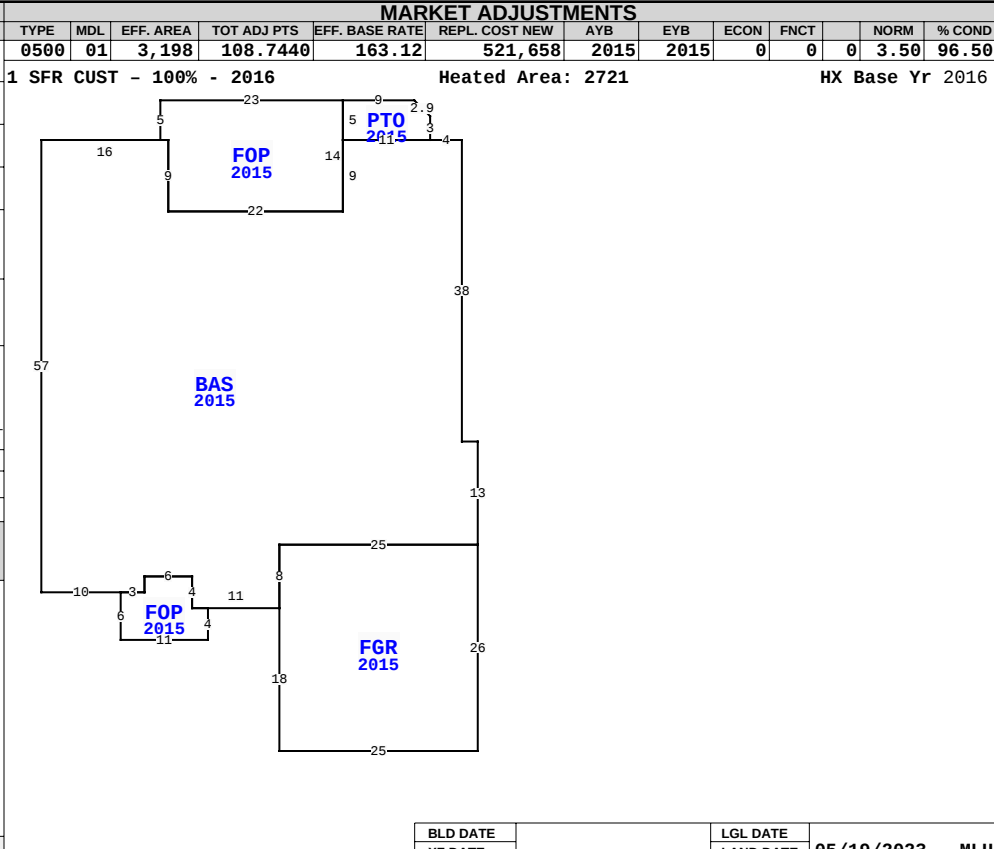
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,721	100	2,721	428,315
FGR	650	55	358	56,353
FOP	74	30	22	3,463
FOP	313	30	94	14,796
PTO	53	5	3	472
TOTALS	3,811		3,198	503,400

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,136.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	23	24	552.00	SF	6.50	6.50	
3	0510	GARAGE WD-	0	100	40	30	1,200.00	SF	35.00	35.00	
4	0351	CARPORT MT	0	100	40	12	480.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100		OR	0.00	0.00	6.30	AC	



56089 DAVIS RD, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
45,909											

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						503,400					
TOTAL MARKET OB/XF VALUE						45,909					
TOTAL LAND VALUE - MARKET						100,800					
TOTAL MARKET VALUE						650,109					
SOH/AGL Deduction						324,016					
ASSESSED VALUE						326,093					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						276,093					
TOTAL JUST VALUE						650,109					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						568,863					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529893	CO ISSUED	0	06/25/2015
B1529893	NEW CONSTR	0	03/01/2015
B1530088	NEW CONSTR	51,480	03/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1982/0816	4/14/2015	WD	U	V	11	100	
GRANTOR: DAVIS WILLIAM SHEPHER							
GRANTEE: DAVIS WILLIAM SHEPH							
1917/0111	3/14/2014	WD	Q	V	01	52,000	
GRANTOR: G&H LAND & TIMBER INV							
GRANTEE: DAVIS WILLIAM SHEPH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W4 PTO=[YR=2015] N3 U2 L2 W9 FOP=[YR=2015] W23 S5 E1 S9 E22 N14\$ S5 E11\$ W11 S9 W22 N9 W16 S57 E10 FOP=[YR=2015] S6 E11 N4 W2 N4 W6 S2 W3\$ E3 N2 E6 S4 E11 FGR=[YR=2015] S18 E25 N26 W25 S8\$ N8 E25 N13 W2 N38\$.											