



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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	08
NEIGHBORHOOD/LOC	8025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	189,722
FCP	616	25	154	18,035
FOP	224	30	67	7,846
FOP	292	30	88	10,306

TOTALS	2,752		1,929	225,909
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0825	BRICK	0	50	0	0	176.00	SF	12.50	12.50	
2	0680	POLE SHED	0	50	26	40	1,040.00	SF	6.00	6.00	
3	0811	CONCRETE B	0	50	21	38	798.00	SF	5.20	5.20	
4	0812	CONCRETE C	0	50	0	0	1,134.00	SF	4.00	4.00	
5	0681	POLE SHED	0	50	37	18	666.00	SF	15.00	15.00	
6	0681	POLE SHED	0	50	28	11	308.00	SF	15.00	15.00	
7	0681	POLE SHED	0	50	46	22	1,012.00	SF	15.00	15.00	
8	0681	POLE SHED	0	50	17	7	119.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	50		OR	0.00	0.00	5.45	AC	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,929	117.1100	146.39	282,386	1988	1993	0	0	20.00	80.00	
1 SNGL FAM - 50% - 2024 Heated Area: 1620 HX Base Yr 2024												

54034 SUNSHINE DR, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC 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	0825	BRICK	0	50	0	0	176.00	SF	12.50	12.50	100	1988	1988	3	84	1,848	
2	0680	POLE SHED	0	50	26	40	1,040.00	SF	6.00	6.00	100	1988	1988	3	20	1,248	
3	0811	CONCRETE B	0	50	21	38	798.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,262	
4	0812	CONCRETE C	0	50	0	0	1,134.00	SF	4.00	4.00	100	1988	1988	3	54.5	2,472	
5	0681	POLE SHED	0	50	37	18	666.00	SF	15.00	15.00	100	1992	1992	3	20	1,998	
6	0681	POLE SHED	0	50	28	11	308.00	SF	15.00	15.00	100	1992	1992	3	20	924	
7	0681	POLE SHED	0	50	46	22	1,012.00	SF	15.00	15.00	100	1991	1991	3	20	3,036	
8	0681	POLE SHED	0	50	17	7	119.00	SF	15.00	15.00	100	1995	1995	3	23	411	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	50		OR	0.00	0.00	5.45	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
STANDARD											
Tax Group: 6 Tax Dist:											
BUILDING MARKET VALUE 225,909											
TOTAL MARKET OB/XF VALUE 14,199											
TOTAL LAND VALUE - MARKET 87,200											
TOTAL MARKET VALUE 327,308											
SOH/AGL Deduction 0											
ASSESSED VALUE 327,308											
TOTAL EXEMPTION VALUE HA HAB 50,000											
BASE TAXABLE VALUE 277,308											
TOTAL JUST VALUE 327,308											
NCON VALUE 0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 317,931											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003254	REPAIR/RRF	2,300	03/17/2021
4558	NEW CONSTR	58,333	12/18/1987
4097	XFOB	11,250	05/13/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2713/561	5/13/2024	FJ	U	I	11	0			
GRANTOR: BENNETT DEBORAH A EST									
GRANTEE: BENNETT MICHAEL DUS									
2443/0388	3/17/2021	QC	U	I	11	32,500			
GRANTOR: BENNETT DEBORAH A									
GRANTEE: BENNETT MICHAEL DUS									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=1993] W18 FOP=[YR=1993] N4 W17 N4 W28 S8 BAS=[YR=1993] W13 S30 E13 FOP=[YR=1993] S8 E28 N8 W28\$ E41 N30 W41\$ E45\$ W4 S28 E22 N28\$. W29\$ E29\$ S6 E35 N6\$.											