

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories Units

BUD8 Adjustme

Occupancy

12 CEDAR 100

03 GABLE/HIP 100

03 COMP SHNGL 100

05 DRYWALL 100

14 CARPET 80

08 SHT VINYL 20

03 CENTRAL 100

04 AIR DUCTED 100

3 100

2 100

02 WOOD FRAME 100

1. 1. 100

0 100

06 DIST 1D 100

00 NONE 100

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

03 Quality Level 03

6000PASTURELAND 1

MKT AREA08

8026.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

1,947

543

18

60

100

55

30

30

1,947

299

5

18

231,659

35,576

595

2,142

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,269

108.7800

135.98

308,539

1988

1998

0

0

12.50

87.50

1 SNGL FAM - 100% - 0

Heated Area: 1947

HX Base Yr

17

20

53

34

2.9

4

2.9

6

3

6

19

33

21

4

4

15

183

15

183

23

16

BAS

1993

FGR

1993

FOP

1993

TOTALS

2,568

2,269

269,972

EXTRA FEATURES

55114 THOMAS RD, CALLAHAN

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1988

1988

3

64

2,240

2

0810

CONCRETE A

0 100

12

24

288.00

SF

6.50

6.50

100

1988

1988

3

54.5

1,020

3

0510

GARAGE WD-

0 100

30

33

990.00

SF

35.00

35.00

100

1994

1994

3

20

6,930

4

0811

CONCRETE B

0 100

0

0

1,800.00

SF

5.20

5.20

100

1992

1992

3

64

5,990

5

0810

CONCRETE A

0 100

0

0

156.00

SF

6.50

6.50

100

1992

1992

3

64

649

6

0200

BARN WD 0-

0 100

24

24

576.00

SF

15.00

15.00

100

2009

2009

3

56

4,838

7

0810

CONCRETE A

0 100

0

0

520.00

SF

6.50

6.50

100

2011

2011

3

92

3,110

8

0810

CONCRETE A

0 100

33

3

99.00

SF

6.50

6.50

100

1994

1994

3

68

438

9

0351

CARPOT MT

0 100

50

20

1,000.00

SF

10.00

10.00

100

2019

2019

3

86

8,600

LAND DESCRIPTION

TOTAL OB/XF

33,815

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

005000

C

RURAL HOME

100

OR

0.00

0.00

2.66

AC

1.00

1.00

1.00

35,000.00

35,000.00

93,100

2

005010

A

SVCE ACRGE

0

OR

0.00

0.00

2.00

AC

1.00

1.00

1.00

500.00

500.00

1,000

3

009910

M

MKT.VAL.AG

0

OR

0.00

0.00

2.00

AC

1.00

1.00

1.00

18,000.00

18,000.00

36,000

REVIEW DATE

01/14/2022

BY

KBA

Total Acres: 4.66

Total Land Value: 94,100

Market: 36,000

Agricultural: 1,000

Common: 93,100

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

269,972

TOTAL MARKET OB/XF VALUE

33,815

TOTAL LAND VALUE - MARKET

129,100

TOTAL MARKET VALUE

397,887

SOH/AGL Deduction

238,354

ASSESSED VALUE

159,533

TOTAL EXEMPTION VALUE

VX HX HB55,000

BASE TAXABLE VALUE

104,533

TOTAL JUST VALUE

432,887

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

415,679

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R23-10612

REROOF

15,000

08/01/2023

M7179

H/AC

0

06/01/2003

5013

NEW CONSTR

2,000

04/20/1988

2526

H/AC

2,800

04/15/1988

2969

NEW CONSTR

2,600

03/25/1988

4908

TEMP POLE

0

03/25/1988</