



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	1,320	100	1,320	133,947
DCK	180	10	18	1,826
UOP	32	20	6	609

TOTALS	1,532		1,344	136,382
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	16	160.00	SF	30.00	30.00	100	1995
2	0681	POLE SHED	0 100	20	20	400.00	SF	15.00	15.00	100	2010
3	0940	SHEDS/PORT	0 100	15	20	300.00	SF	30.00	30.00	100	2010
4	0510	GARAGE WD-	0 100	20	19	380.00	SF	35.00	35.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.15	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,344	103.7400	129.68	174,290	1989	1994		0	0	21.75
1 SNGL FAM - 100% - 2000											
Heated Area: 1320											
HX Base Yr 2000											
10 20 20 24 4 4 8 17 9 9 50 30 BAS 1993 DCK 1994 UOP 1993											

55071 MT OLIVE RD, CALLAHAN				BLD DATE	03/03/2023			NW	LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
160.00	SF	30.00	30.00	100	1995	1995	3	20	960	
400.00	SF	15.00	15.00	100	2010	2010	3	60	3,600	
300.00	SF	30.00	30.00	100	2010	2010	3	45	4,050	
380.00	SF	35.00	35.00	100	2010	2010	3	60	7,980	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			136,382
TOTAL MARKET OB/XF VALUE			16,590
TOTAL LAND VALUE - MARKET			75,250
TOTAL MARKET VALUE			228,222
SOH/AGL Deduction			125,923
ASSESSED VALUE			102,299
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			52,299
TOTAL JUST VALUE			228,222
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			223,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014228	REPAIR/RRF	9,000	10/15/2021
2977	H/AC	4,000	04/10/1989
3459	NEW CONSTR	1,200	04/10/1989
5627	NEW CONSTR	31,080	04/10/1989
5828	NEW CONSTR	1,500	04/10/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2088/1415	12/10/2016	QC	U	I	11	100	
GRANTOR: BECKNER FELICIA A							
GRANTEE: DIXON MATTHEW							
1407/1002	4/27/2006	WD	U	I	07	100	
GRANTOR: SCHMID JEFFREY							
GRANTEE: DIXON MATTHEW L & H							

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

BUILDING DIMENSIONS							
BAS=[YR=1993] W50 S10 DCK=[YR=1994] S20 E9 N20 W9\$ E9 S20 E17							
UOP=[YR=1993] S4 E8 N4 W8\$ E24 N30\$.							