



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100	1,551	129,362
FGR	572	55	315	26,273
FOP	21	30	6	501
USP	560	30	168	14,012
TOTALS	2,704		2,040	170,148

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1976
2	0940	SHEDS/PORT	0 100	0	0	192.00	SF	20.10	20.10	100	1981
3	0812	CONCRETE C	0 100	0	0	1,148.00	SF	2.80	2.80	100	1983
4	0803	ASPHALT C	0 100	0	0	2,287.00	SF	1.60	1.60	100	1983
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2004
6	0940	SHEDS/PORT	0 100	12	20	240.00	SF	30.00	30.00	100	2004

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		OR	287.00	309.00	1.87	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,040	108.3880	102.97	210,059	1976	1976	0	0	0 19.00	81.00
1 SINGLE FAM - 100% - 2024 Heated Area: 1551 HX Base Yr 2024											
450859 SR 200, CALLAHAN											

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1976
2	0940	SHEDS/PORT	0 100	0	0	192.00	SF	20.10	20.10	100	1981
3	0812	CONCRETE C	0 100	0	0	1,148.00	SF	2.80	2.80	100	1983
4	0803	ASPHALT C	0 100	0	0	2,287.00	SF	1.60	1.60	100	1983
5	0351	CARPORT MT	0 100	20	20	400.00	SF	10.00	10.00	100	2004
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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
1	000115	C	SFR ACRES	100		OR	287.00	309.00	1.87	AC	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						170,148					
TOTAL MARKET OB/XF VALUE						7,714					
TOTAL LAND VALUE - MARKET						65,450					
TOTAL MARKET VALUE						243,312					
SOH/AGL Deduction						0					
ASSESSED VALUE						243,312					
TOTAL EXEMPTION VALUE						HX HB 50,000					
BASE TAXABLE VALUE						193,312					
TOTAL JUST VALUE						243,312					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						235,691					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2673/868	10/11/2023	WD	Q	I	01	275,000			
GRANTOR: GILBERT SANDRA L									
GRANTEE: SILVA KRISTEN N									
0410/0126	1/01/1984	WD	Q	I		69,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W39 USP=[YR=2002] N16 W35 S16 FGR=[YR=1993] S26 E22 N26 W22\$ E35\$ W13 S26 E21 FOP=[YR=1993] E7 N3 W7 S3\$ N3 E7 S3 E2 S10 E22 N36 \$.											