



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	252	15	38	5,077
BAS	1,225	100	1,225	163,653
FGR	775	55	426	56,912
FOP	145	30	44	5,878
FUS	310	100	310	41,415
FUS	588	100	588	78,554
STP	66	10	7	936

TOTALS	3,361		2,638	352,423
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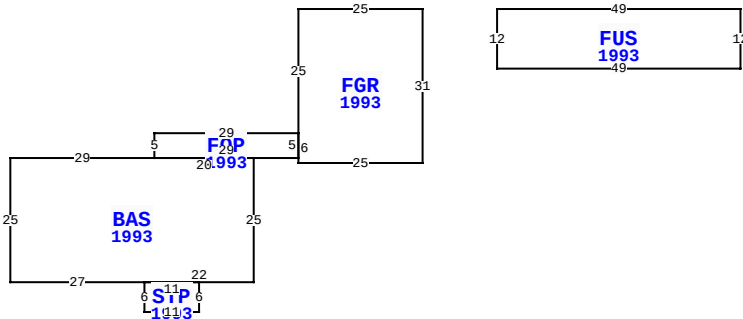
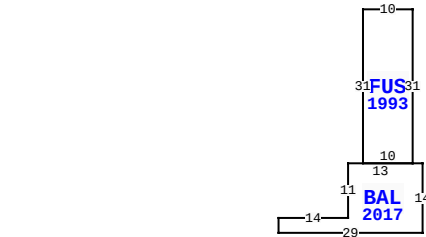
EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0	225.00	SF	4.00	4.00	100	1980	1980	3	32.5	293	
2	0812	CONCRETE C	0	100	0	0	1,250.00	SF	4.00	4.00	100	1980	1980	3	32.5	1,625	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
4	0812	CONCRETE C	0	100	0	0	830.00	SF	4.00	4.00	100	1983	1983	3	41	1,361	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0004	OR	0.00	0.00	1.56	AC		1.00	1.00	0.75	35,000.00	26,250.00	40,950							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,638	113.0976	141.37	372,934	1979	2015	0	0	0	5.50	94.50	
1 SNGL FAM - 100% - 2023					Heated Area: 2123					HX Base Yr 2023			



450611 SR 200, CALLAHAN													BLD DATE		LGL DATE	
													XF DATE		LAND DATE	
													INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		352,423
TOTAL MARKET OB/XF VALUE		4,907
TOTAL LAND VALUE - MARKET		40,950
TOTAL MARKET VALUE		398,280
SOH/AGL Deduction		3,308
ASSESSED VALUE		394,972
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		344,972
TOTAL JUST VALUE		398,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633504	REPAIR/RRF	35,000	12/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2580/0657	7/08/2022	WD	Q	I	01
					SALE PRICE
					415,000

GRANTOR: BEGLEY ANDREW					
GRANTEE: PARK AUSTIN & KATEL					
2447/1700	3/31/2021	WD	Q	I	01
GRANTOR: VAN LOOVEN GARY PAUL					
GRANTEE: BEGLEY ANDREW					

BUILDING NOTES

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BUILDING DIMENSIONS

FGR=[YR=1993] W25 S25 FOP=[YR=1993] W29 S5 BAS=[YR=1993] W29 S25 E27 STP=[YR=1993] S6 E11 N6 W11\$ E22 N25 W20\$ E29 N5\$ S6 E25 N31\$ PTR=E15 FUS=[YR=1993] E49 S12 W49 N12\$ W15\$ PTR=N25 BAL=[YR=2017] N14 W2 FUS=[YR=1993] N31 W10 S31 E10\$ W13 S11 W14 S3 E29\$ S25\$.