



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,833	100	1,833	264,062
FGR	640	55	352	50,709
FOP	206	30	62	8,932
FOP	248	30	74	10,660
TOTALS	2,927		2,321	334,363

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0501	FP-AVERAGE	0	0	0	0	1.00	UT	5,000.00	5,000.00	
2	0811	CONCRETE B	0	0	0	0	522.00	SF	5.20	5.20	

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	0		PUD	0.00	0.00	10.80	AC	
2	009605	C	WETLANDS	0		PUD	0.00	0.00	2.50	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,321	115.2480	144.06	334,363	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 0% - 2024											
Heated Area: 1833											
HX Base Yr											
FOP 2024											
FGR 2024											
BAS 2024											
FOP 2024											

34664 MITIGATION TR, CALLAHAN	BLD DATE	LGL DATE	03/28/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		334,363	
TOTAL MARKET OB/XF VALUE		7,714	
TOTAL LAND VALUE - MARKET		209,400	
TOTAL MARKET VALUE		551,477	
SOH/AGL Deduction		91,788	
ASSESSED VALUE		459,689	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		459,689	
TOTAL JUST VALUE		551,477	
NCON VALUE		342,077	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		118,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220004229	CO ISSUED	308,335	12/08/2023
22014608	NEW SFR	308,335	09/26/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2513/0121	10/26/2021	WD	Q	V	01
GRANTOR: MACDONALD AUSTIN					
GRANTEE: TELEBACK MIKE & JAN					
2358/1252	5/01/2020	WD	Q	V	01
GRANTOR: TAYLOR CHERYL A & JEF					
GRANTEE: MACDONALD AUSTIN					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=140,0] W16 S3 S14 W17 N4 W1 W18 S10 W4 S12 E10 S3 E6 E6 S8 E11 N2 E7 S8 S4 E11 N11 E5 N45 \$											
FGR=[YR=2024;ORIG=88,13] W28 S24 E12 S2 E12 N4 N12 E4 N10 \$											
FOP=[YR=2024;ORIG=106,3] E18 S14 W17 N4 W1 N10 \$											
FOP=[YR=2024;ORIG=100,38] E6 S8 E11 N2 E7 S8 W24 N14 \$											

TOTAL OB/XF											
7,714											
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	0		PUD	0.00	0.00	10.80	AC	
2	009605	C	WETLANDS	0		PUD	0.00	0.00	2.50	AC	