



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
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	1,731	100	1,731	159,344
FGR	542	55	298	27,432
FOP	134	30	40	3,682
UUS	282	50	141	12,980
TOTALS	2,689		2,210	203,437

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0811	CONCRETE B	0 100	0	0	986.00	SF	5.20	5.20
3	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	6.94

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,210	107.9960	102.60	226,746	2003	2003	0	0	10.28	89.72	
1 SINGLE FAM - 100% - 2004												
Heated Area: 1731												
HX Base Yr 2004												
UUS 2003												
BAS 2003												
FOP 2003												
FGR 2003												

45175 PATRIOT PL, CALLAHAN									
BLD DATE					LGL DATE				
XF DATE					LAND DATE				
INC DATE					AG DATE				
					05/19/2023 MLU				

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					207,041				
TOTAL MARKET OB/XF VALUE					7,841				
TOTAL LAND VALUE - MARKET					111,040				
TOTAL MARKET VALUE					325,922				
SOH/AGL Deduction					148,637				
ASSESSED VALUE					177,285				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					127,285				
TOTAL JUST VALUE					325,922				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					317,076				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18219	GARAGE	9,990	07/01/2006
R09534	REPAIR/RRF	1,500	07/01/2006
R5205	REPAIR/RRF	2,025	06/01/2003
B11340	NEW CONSTR	148,447	05/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1140/1896	5/29/2003	WD	U	V	06	100	
GRANTOR: JONES LOUELLA							
GRANTEE: WILLIAMS JAMES T JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W15 U2 L2 W9 L2 D2 W29 S31 FGR=[YR=2003] S23 E11 S2 E11 N19 FOP=[YR=2003] E20 N6 W13 N2 W7 S8\$ N8 W7 S2 W15\$ E15 N2 E14 S2 E13 N2 E15 N29\$ PTR=N10 UUS=[YR=2003] N23 E6 N3 E4 S6 E2 S20 W12\$ S10\$.									

[illegible]