UNNUMBERED LOT SE OF CNTY RD
ELIZA JONES ESTATE OR 148/454

BYRD ZION L ETAL/MIMS LOLITA
& MIMS LOLITA (JT/RS), C/O LILISA BYRD
PITTSBURGH, PA 15217

2024

17-2N-25-0000-0014-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

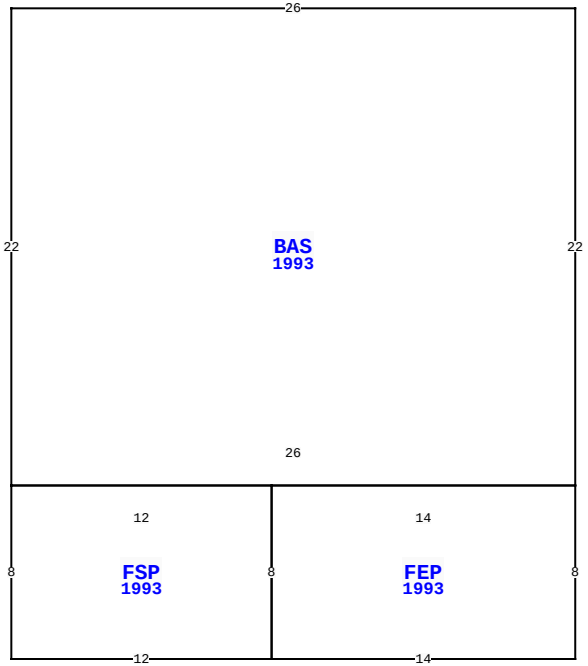
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	12,583
FEP	112	80	90	1,980
FSP	96	40	38	836
TOTALS	780		700	15,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	700	74.7000	70.96	49,672	1960	1960	0	0	30	39.00	31.00

1 SINGLE FAM – 0% - 0 Heated Area: 572 HX Base Yr



45518 PETREE RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	15,398
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	32,898
SOH/AGL Deduction	0
ASSESSED VALUE	32,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,898
TOTAL JUST VALUE	32,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,086

AP% FOR DEFERRED MAINTENANCE- VERY POOR CONDTN: 10

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0477/0248	12/17/1985	WD	U	I	18	100
GRANTOR: JONES WINNIE B L/E						
GRANTEE: BYRD ZION L ETAL MI						
0303/0502	10/18/1979	WD	U	I	18	100
GRANTOR: JONES WINNIE B L/E						
GRANTEE: BYRD CARL LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S22 FSP=[YR=1993] S8 E12 FEP=[YR=1993] E14 N8 W14 S8$ N8 W12$ E26 N22 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0	0007	OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.50 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 08/06/2024 BY SYS