

BUILDING CHARACTERISTICS

ELEMENTCD

02WALL BOARD 100

03GABLE/HIP 100

03COMP SHNGL 100

04PLYWOOD 100

08SHT VINYL 100

01NONE 100

02CONVECTION 100

2100

1100

02WOOD FRAME 100

1.1.100

00100

06DIST 1D 100

00NONE 100

TOTALS

520

520

22,725

EXTRA FEATURES

45010 JOHNSON RD, CALLAHAN

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

REVIEW DATE

05/12/2019

BY

KBA

Total Acres: 0.10

Total Land Value: 3,500

Market: 0

Agricultural: 0

Common: 3,500

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDPAGE 1 of 16

010152090.200085.6944,5591960196500049.0051.00

1 SINGLE FAM - 0% - 2023Heated Area: 520HX Base Yr

BAS  
1993

TOTALS52052022,725

45010 JOHNSON RD, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

SUBAREA MARKET VALUETOTAL GROSS AREA

PCT OF BASETOT ADJ AREABAS52010052022,725

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE22,725

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET3,500

TOTAL MARKET VALUE26,225

SOH/AGL Deduction0

ASSESSED VALUE26,225

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE26,225

TOTAL JUST VALUE26,225

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE25,301

PERMIT NUMDESCRIPTIONAMTISSUED

5983CHNGE SRVC55006/09/1989

SALES DATA

OFF RECORD NumberDATEINST Q I V I RSN CD SALE PRICE

0444/05881/14/1985QC U I 06100

GRANTOR: WALKER JOHNNY L

GRANTEE: WALKER DORIS JONES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 S20 E26 N20\$ .