

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70
15 CONC BLOCK 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
09 PINE WOOD 50
14 CARPET 50
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
06 DIST 1D 100
00 NONE 100
03 Quality Level 03
0100 SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8001.00

TOTALS1,5441,353105,676

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,353108.5760103.15139,5621960196600024.2875.72

1 SINGLE FAM - 0% - 0Heated Area: 1256HX Base Yr

222820201212

BAS2002

2012121212

FEP1993

DCK2002

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

NASSAU COUNTY PROPERTY

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VALUATION BY

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE105,676
TOTAL MARKET OB/XF VALUE216
TOTAL LAND VALUE - MARKET17,500
TOTAL MARKET VALUE123,392
SOH/AGL Deduction9,483
ASSESSED VALUE113,909
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE113,909
TOTAL JUST VALUE123,392
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE109,886

PERMIT NUMDESCRIPTIONAMTISSUED

E9248CHNGE SRVC40002/28/2002

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U V / I RSN CD SALE PRICE

2673/4510/03/2023WDUUI11100

GRANTOR: HUMPHREY CYNTHIA L
GRANTEE: HUMPHREY CYNTHIA L
2448/17603/31/2021WDUUI3060,000
GRANTOR: HUMPHREY CYNTHIA L ET
GRANTEE: HUMPHREY CYNTHIA L

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2002] W8 BAS=[YR=1993] N6 W32 BAS=[YR=2002] N8 W22 S28 E22 N20 \$ S20 E12 FEP=[YR=1993] S8 DCK=[YR=2002] S8 E12 N8 W12 \$ E12 N8 W12 \$ E20 N14 \$ S12 E8 N12 \$.

EXTRA FEATURES

45312 ARLINE RD, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

LAND DESCRIPTION

TOTAL OB/XF216

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASEADJ UNIT PRICEUTAdj RORIG CONDDPTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

1000100CSFR00006OR0.000.000.50AC1.001.001.0035,000.0035,000.0017,500

REVIEW DATE05/17/2021BYKBA

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