

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall05

AVERAGE 100

Roof Structure03

GABLE/HIP 100

Roof Cover03

COMP SHNGL 100

Interior Wall02

WALL BD/WD 100

Interior Floor09

PINE WOOD 80

Interior Floor14

CARPET 20

Air Condition01

NONE 100

Heating Type02

CONVECTION 100

Bedrooms3

100

Bathrooms1

100

Frame02

WOOD FRAME 100

Stories Units1.

1. 100  
0 100

BUD8 Adjustme06

DIST 1D 100

Occupancy00

NONE 100

Quality03

Quality Level 03

DOR CODE0100

SINGLE FAMILY

MAP NUM

MKT AREA

08

NEIGHBORHOOD/LOC

8001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

800

100

800

31,601

DCK

36

10

4

158

UOP

48

20

10

395

TOTALS

884

814

32,154

EXTRA FEATURES

L N

OBI/XF CODE

DESCRIPTION

BLD CAP

L

W

UNITS

UT

Adj R

ADJ UNIT PRICE

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OBI/XF MKT VALUE

NOTES

LAND DESCRIPTION

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

06/21/2022

BY

DJ

Total Acres: 0.12

Total Land Value: 4,200

Market: 0

Agricultural: 0

Common: 4,200

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

PD

NORM

% COND

0100

01

814

92.4000

87.78

71,453

1959

1959

0

0

45

23.25

45.00

1 SINGLE FAM - 100% - 1999

Heated Area: 800

HX Base Yr 1999

BAS  
1993

8  
UOP  
1993

6  
DCK  
2007

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

45086 WHITFIELD RD, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 1

6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE32,154

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET4,200

TOTAL MARKET VALUE36,354

SOH/AGL Deduction13,376

ASSESSED VALUE22,978

TOTAL EXEMPTION VALUEHX HB22,978

BASE TAXABLE VALUE0

TOTAL JUST VALUE36,354

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE25,921

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

0807/07259/23/1997TXUUII043,800

GRANTOR: TAX COLLECTOR

GRANTEE: LOTT NORMA JEAN

0068/03581/01/1966TAUUII3,600

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S20 E20 UOP=[YR=1993] S6 E8 DCK=[YR=2007]  
E6 N6 W6 S6\$ N6 W8\$ E20 N20\$.