

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

015

Exterior Wall

03

Roof Structure

03

Roof Cover

03

Interior Wall

05

Interior Floor

08

Air Condition

01

Heating Type

02

Bedrooms

3

Bathrooms

1

Frame Stories

1.

Units

0

BUD8 Adjustme

06

Occupancy

00

Quality

03

DOR CODE

0100

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

8001.00

TOTAL GROSS AREA

888

PCT OF BASE

100

TOT ADJ AREA

888

SUBAREA MARKET VALUE

58,319

BAS

888

FEP

120

UDG

475

USP

54

TOTALS

1,537

EXTRA FEATURES

45135 WHITE 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

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

08/12/2020

BY

KB

Total Acres:

0.54

Total Land Value:

18,900

Market:

0

Agricultural:

0

Common:

18,900

PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTSTOT ADJ PTS

REPL. COST NEWAYB

EYEBCONFNCT

NORM% CONDD

01001

1,261

95.6800

90.90

114,625

1960

1970

0

0

0

27.75

72.25

Heated Area:

888

HX Base Yr

UDG

1993

BAS

1993

FEP

1993

JSP

1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S37 E9 FEP=[YR=1993] S8 E15 N8W15\$ E15 N17 USP=[YR=1993] E6 N9 W6S9\$ N20\$ PTR=E15 UDG=[YR=1993] E19 N25 W19 S25\$ W15\$ .

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

82,817

0

18,900

101,717

59,240

42,477

30,000

12,477

101,717

0

98,388

PERMIT NUM

DESCRIPTION

AMT

ISSUED

20002528

REPAIR/RRF

8,900

03/20/2020

B985460

REMODEL

5,905

10/01/1998

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

0667/0782

9/25/1992

WD

U

I

01

16,000

GRANTOR: BROWN HAZEL & MARTHA

GRANTEE: BROWN SAMUEL & T

0667/0776

9/25/1992

QC

U

I

10

100

GRANTOR: BROWN CHUCK E SR

GRANTEE: BROWN HAZEL & MARTH