



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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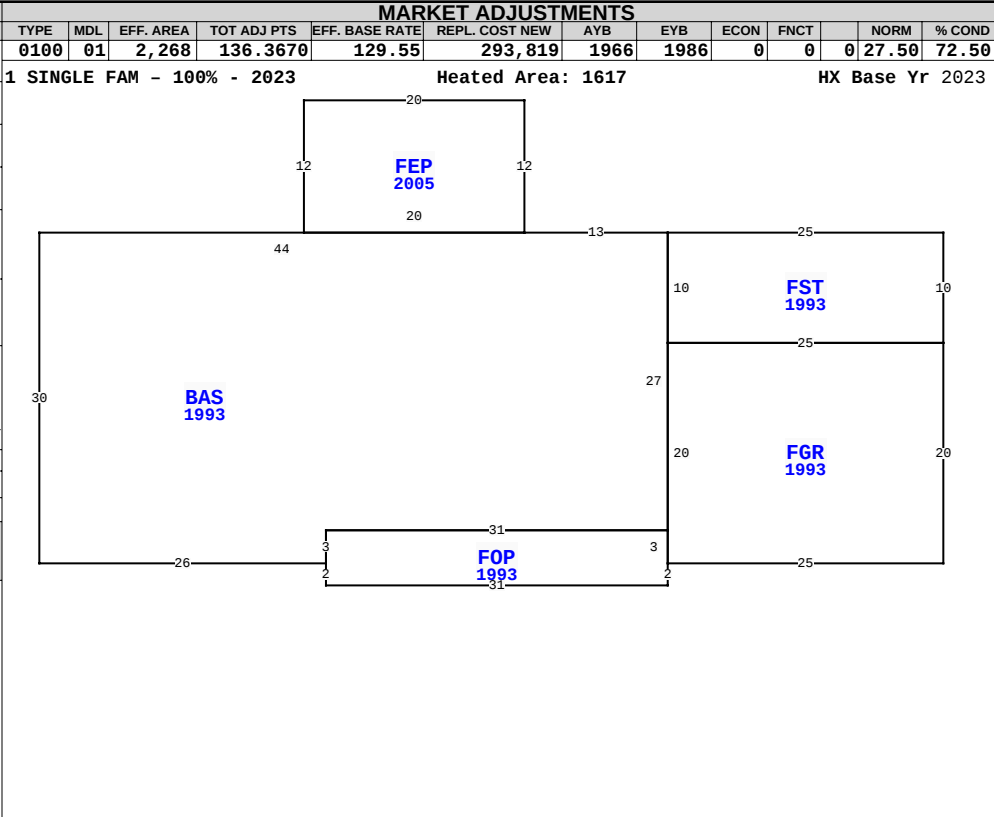
NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100	1,617	151,874
FEP	240	80	192	18,034
FGR	500	55	275	25,829
FOP	155	30	46	4,320
FST	250	55	138	12,962

TOTALS	2,762		2,268	213,019
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	0	0	480.00	SF	35.00	35.00	
2	0810	CONCRETE A	0	100	0	0	240.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	0	0	244.00	SF	6.50	6.50	
4	0845	KOOL DECK	0	100	0	0	614.00	SF	7.25	7.25	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	2.00	LT	



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

45019 EAST HOLLY TRL, CALLAHAN

TOTAL OB/XF											6,903	
LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
06	RSF-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		213,019	
TOTAL MARKET OB/XF VALUE		6,903	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		259,922	
SOH/AGL Deduction		1,544	
ASSESSED VALUE		258,378	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		203,378	
TOTAL JUST VALUE		259,922	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		250,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0922980	DEMOLITION	4,940	10/01/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2580/0918	7/12/2022	WD	Q	I	01	307,000
GRANTOR: FIELDS SHIRLEY D L/E						
GRANTEE: HARRISON JONATHON M						
1305/1374	3/30/2005	QC	U	I	18	100
GRANTOR: FIELDS SHIRLEY D L/E						
GRANTEE: SURIANO LINDA D ETA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W25 BAS=[YR=1993] W13 FEP=[YR=2005] N12 W20 S12 E20 \$ W44 S30 E26 FOP=[YR=1993] S2 E31 N2 FGR=[YR=1993] E25 N20 W25 S20 \$ N3 W31 S3 \$ N3 E31 N27 \$ S10 E25 N10 \$.											