



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

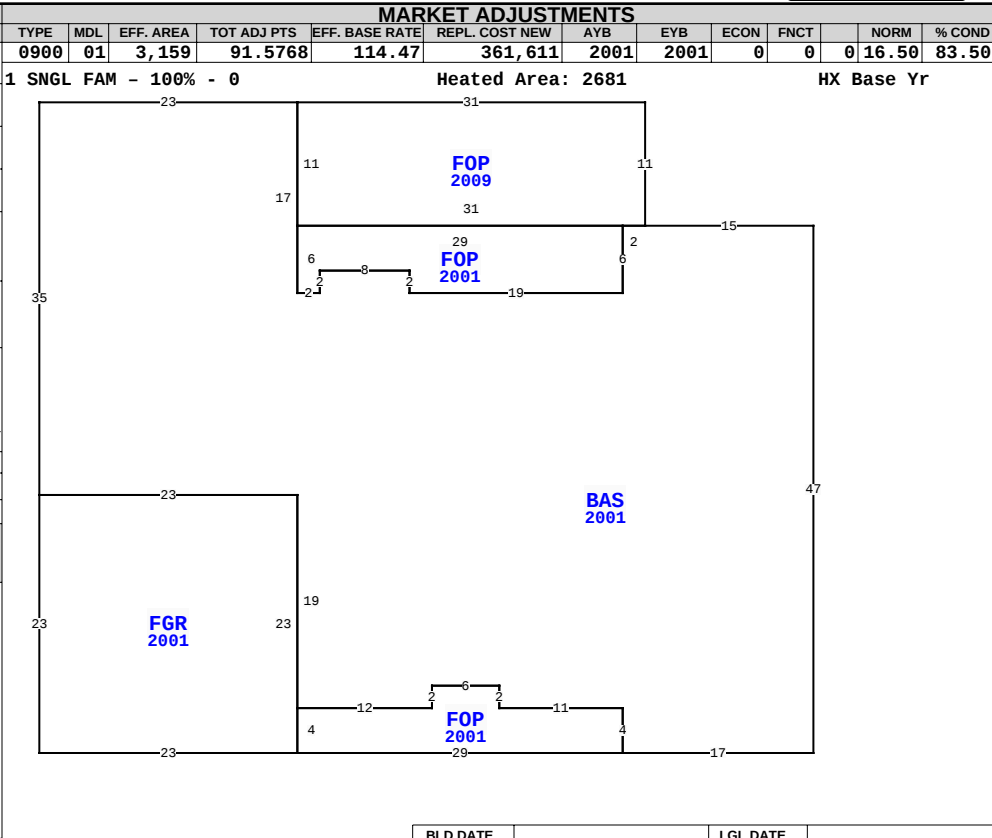
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,681	100	2,681	256,256
FGR	529	55	291	27,815
FOP	128	30	38	3,632
FOP	158	30	47	4,492
FOP	341	30	102	9,749
TOTALS	3,837		3,159	301,945

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
2	0510	GARAGE WD-	0 100	24	32	768.00	SF	35.00	35.00	100	1985	1985	3	20	5,376	
3	0681	POLE SHED	0 100	19	17	323.00	SF	15.00	15.00	100	2000	2000	3	28	1,357	
4	0680	POLE SHED	0 100	12	12	144.00	SF	10.00	10.00	100	1990	1990	3	20	288	
5	0810	CONCRETE A	0 100	0	0	1,200.00	SF	6.50	6.50	100	2002	2002	3	82	6,396	
6	0810	CONCRETE A	0 100	0	0	630.00	SF	6.50	6.50	100	2009	2009	3	90	3,686	
7	0351	CARPORT MT	0 100	19	10	190.00	SF	5.90	5.90	100	2002	2002	3	20	224	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

REVIEW DATE	12/04/2020	BY	KB
-------------	------------	----	----



54633 MARSH RD, CALLAHAN

TOTAL OB/XF		
TOT LND UTS	UNIT TYPE	TOT ADJ
1.39	AC	1.00

TOTAL OB/XF		
TOT LND UTS	UNIT TYPE	TOT ADJ
1.39	AC	1.00

Total Acres: 1.39	Total Land Value: 48,650	Market: 0	Agricultural: 0	Common: 48,650
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE	428,281	
TOTAL MARKET OB/XF VALUE	20,302	
TOTAL LAND VALUE - MARKET	48,650	
TOTAL MARKET VALUE	497,233	
SOH/AGL Deduction	177,652	
ASSESSED VALUE	319,581	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	269,581	
TOTAL JUST VALUE	497,233	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	479,222	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003030	CO ISSUED	0	10/30/2020
19003030	NEW CONSTR	127,167	03/26/2019
B23355	XFOB	2,000	03/01/2010
P004272	NEW CONSTR	0	09/01/2000

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
1603/1429	1/23/2009	QC U
GRANTOR: FOREMAN DAVID D JR &		
GRANTEE: FOREMAN DAVID D JR		
1148/1144	6/26/2003	QC U
GRANTOR: FOREMAN DAVID D JR &		
GRANTEE: FOREMAN DAVID JR &		

BUILDING NOTES		
----------------	--	--

BUILDING DIMENSIONS		
BAS=[YR=2001]	W15	FOP=[YR=2009]
E2 N2 E8 S2 E19 N6 W29\$ E31\$ W2 S6 W19 N2W8 S2 W2 N17 W23 S35		
FGR=[YR=2001]	S23 E23	FOP=[YR=2001]
S4 \$ N23 W23 \$ E23 S19 E12 N2 E6 S2 E11 S4 E17 N47 \$		

[illegible]