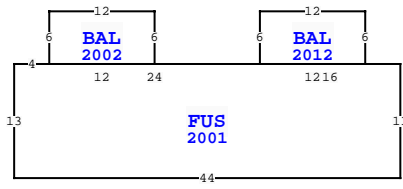
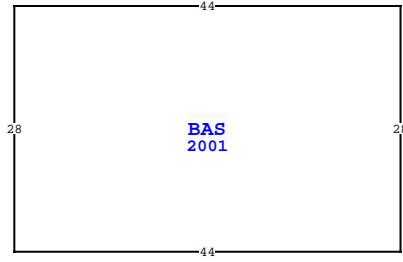


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	2. 100
Units	2 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	DUPLX	- 0%	- 0										
Heated Area: 1804 HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	0800	MULTI-FAMILY		
MAP NUM		MKT AREA 07		
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	72	15	11	1,305
BAL	72	15	11	1,305
BAS	1,232	100	1,232	146,109
FUS	572	100	572	67,836
TOTALS	1,948		1,826	216,555

45382 GREEN AV, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0812	CONCRETE C	0	0	0	508.00	SF	4.00	4.00	100	2001	2001	3	80	1,626	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			216,555
TOTAL MARKET OB/XF VALUE			1,626
TOTAL LAND VALUE - MARKET			37,283
TOTAL MARKET VALUE			255,464
SOH/AGL Deduction			81,002
ASSESSED VALUE			174,462
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			174,462
TOTAL JUST VALUE			255,464
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2271	NEW CONSTR	150,000	06/27/2000
1952	DEMOLITION	500	04/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0930/0494	4/28/2000	QC	U	V	06	35,000
GRANTOR: MOORE CECIL						
GRANTEE: HIGGINBOTHAM WAYNE						
0761/0492	5/29/1996	WD	Q	I		8,000
GRANTOR: MERROW CURTIS E EST						
GRANTEE: MOORE CECIL						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[YR=2001] W44 S28 E44 N28 \$ PTR= E15 FUS=[YR=2001] E4
 BAL=[YR=2002] N6 E12 S6 W12 \$ E24 BAL=[YR=2012] N6 E12 S6
 W12 \$ E16 S13 W44 N13 \$ W15 \$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	0	0006	MU	70.00	105.00	70.08	FF		1.00	1.00	0.76	700.00	532.00	37,283							