



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	10	ABOVE AVG 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	08	SHT VINYL 80		
Interior Floo	11	CLAY TILE 20		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
Bathrooms		2 100		
Frame	02	WOOD FRAME 100		
Stories	0	0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		07
NEIGHBORHOOD/LOC	7001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,162	100	1,162	122,484
FGR	252	55	139	14,652
FOP	56	30	17	1,792
PTO	80	5	4	422
TOTALS	1,550		1,322	139,349

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,322	121.2640	115.20	152,294	1995	2005	0	0	0	8.50	91.50
2 SINGLE FAM - 100% - 2018 Heated Area: 1162 HX Base Yr 2018												
45068 FOURTH AVE, CALLAHAN												
						BLD DATE					LGL DATE	06/02/2023 MLU
						XF DATE					LAND DATE	
						INC DATE					AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1		1	
VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 1					Tax Dist:								
BUILDING MARKET VALUE										139,349			
TOTAL MARKET OB/XF VALUE										6,790			
TOTAL LAND VALUE - MARKET										62,384			
TOTAL MARKET VALUE										208,523			
SOH/AGL Deduction										90,419			
ASSESSED VALUE										118,104			
TOTAL EXEMPTION VALUE										HX HB		50,000	
BASE TAXABLE VALUE										68,104			
TOTAL JUST VALUE										208,523			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										184,600			