



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	12
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1.
Units	0
BUD8 Adjustme	01
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	96,471
DCK	296	10	30	1,925
FGR	528	55	290	18,602
FSP	272	40	109	6,991
FST	192	55	106	6,799
TOTALS	2,792		2,039	130,788

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	3,500.00	100	1978	1978	3	42	1,470	
2	0811	CONCRETE B	0	100	0	0		525.00	5.20	100	1978	1978	3	29	792	
3	0812	CONCRETE C	0	100	0	0		1,306.00	4.00	100	1982	1982	3	38	1,985	
4	0525	GAZEBO	0	100	0	0		1.00	5,000.00	100	1990	1990	3	20	1,000	
5	0940	SHEDS/PORT	0	100	12	16		192.00	20.10	100	1988	1988	3	20	772	
6	1242	WD DECK A	0	100	8	12		96.00	10.00	100	1990	1990	3	20	192	
7	0749	M/H STORG	0	100	0	0		1.00	2,000.00	100	2004	2004	3	36	720	
8	0825	BRICK	0	100	0	0		103.00	8.75	100	2004	2004	3	96	865	

LAND DESCRIPTION	
L N	USE CODE
1	000100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,039	101.9200	96.82	197,416	1978	1978	0	0	0	33.75
1 SINGLE FAM - 100% - 0											
Heated Area: 1504											
HX Base Yr											

45277 BROWN ST, CALLAHAN											
TOTAL OB/XF 7,796											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		130,788	
TOTAL MARKET OB/XF VALUE		7,796	
TOTAL LAND VALUE - MARKET		79,718	
TOTAL MARKET VALUE		218,302	
SOH/AGL Deduction		59,478	
ASSESSED VALUE		158,824	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		103,824	
TOTAL JUST VALUE		218,302	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,504	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01-7	REPAIR/RRF	0	06/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2694/1241	8/22/2023	LE	U	I	11
GRANTOR: LOWE ROBERT C SR					
GRANTEE: LOWE ROBERT C JR					
2687/1986	8/22/2023	LE	U	I	11
GRANTOR: LOWE ROBERT C SR					
GRANTEE: LOWE ROBERT C JR					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W28 FSP=[YR=1993] N7 W16 FST=[YR=1993] W24 S8 FGR=[YR=1993] S22 E24 N22 W24 \$ E24 N8 \$ S17 E16 N10 \$ S10 W16 S13 E5 S2 E4 N2 E7 S23 DCK=[YR=1994] S12 E8 N2 E20 N10 W28 \$ E28 N46 \$.	