

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall07ASB SHNGLE 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 90

Interior Floo11CLAY TILE 10

Air Condition03CENTRAL 100

Heating Type02CONVECTION 100

Bedrooms7 100

Bathrooms5 100

Frame02WOOD FRAME 100

Stories Units2. 2. 100  
0 100

BUD8 Adjustme06DIST 1D 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5751001,575112,592

FGR7255539928,524

FOP24307500

FST21030634,504

FST3485519113,654

FUS1,5751001,575112,592

TOTALS4,4573,810272,366

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100013,81095.256090.49344,767195019950021.0079.00

1 SINGLE FAM - 100% - 2019Heated Area: 3150HX Base Yr 2019

-12-25

29FST1993

29FGR1993

16

13

45

18

14

15

14

24

21

40F1993

35

21

45

35

45

35

45

35

BAS1993

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

272,3666,86931,850311,08599,764211,32150,000161,321311,0850300,191

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / I / V / RSN CD SALE PRICE

2188/05974/03/2018WDQI01260,000

GRANTOR:HENG MARC L & RENEE M

GRANTEE:VASILIADIS NICHOLAS

2065/02988/05/2016WDQI01261,200

GRANTOR:LAMAR JEAN B & BRUCE

GRANTEE:HENG MARC L & RENEE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2012] W14 BAS=[YR=1993] N18 W45 FGR=[YR=1993] N16 W25  
FST=[YR=1993] W12 S29 E12 N29 \$ S29 E25 N13 \$ S35 E21  
FOP=[YR=1993] S4 E6 N4 W6 \$ E24 N17 \$ S15 E14 N15 \$ PTR= E15  
FUS=[YR=1993] E45 S35 W45 N35 \$ W15 \$ .

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT ADJ UNIT TYPE D TDPHT FACT% CONDTOT ADJUNIT PRICEDPT ADJUNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000004OR0.000.000.91AC1.001.001.0035,000.0035,000.0031,850

EXTRA FEATURES

541758 US HWY 1, CALLAHAN

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

OB/XF MKT VALUENOTES

6,869

REVIEW DATE05/11/2022BYKBA

Total Acres: 0.91Total Land Value: 31,850Market: 0Agricultural: 0Common: 31,850PRINTED 08/06/2024 BY SYS