

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 60
04 SINGLE SID 40
04 WOOD TRUSS 100
03 COMP SHNGL 100
05 DRYWALL 100
07 CORK/VTILE 60
09 PINE WOOD 40
02 F.NOT SUS 100
03 CENTRAL 100
04 AIR DUCTED 100
7 100
02 WOOD FRAME 100
8 100
5 100
1. 1. 100
0 100
06 DIST 1D 100
00 OWNER OCC 100
03 Quality Level 03
1100STORES, 1 STORY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC1290.100

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,1121001,11268,733
BAS25210025215,576
CAN21306371
CAN12830382,349
DCK961010618
STP18102124

MARKET ADJUSTMENTS

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

1101041,42086.7510123.62175,5401950198500050.0050.00

1 RETAILSTOR - 0% - 0Heated Area: 1364HX Base Yr

BLD DATE07/12/2021KKLGL DATE07/12/2021KK
XF DATEINC DATELAND DATEAG DATE

541763 US HWY 1, CALLAHAN

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00004CN0.000.0043,560.00SF1.001.001.001.251.2554,450

REVIEW DATE07/12/2021BYKKTotal Acres: 0.00Total Land Value: 54,450Market: 0Agricultural: 0Common: 54,450PRINTED 08/06/2024 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE87,770
TOTAL MARKET OB/XF VALUE0
TOTAL LAND VALUE - MARKET54,450
TOTAL MARKET VALUE142,220
SOH/AGL Deduction24,072
ASSESSED VALUE118,148
TOTAL EXEMPTION VALUE0
BASE TAXABLE VALUE118,148
TOTAL JUST VALUE142,220
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE144,684

PERMIT NUMDESCRIPTIONAMTISSUED
C21402CO ISSUED15,00011/14/2008
B21402ADDITION15,00005/01/2008
R11256REPAIR/RRF1,00005/01/2008
E11897CHNGE SRVC010/01/2003
Z991348OTHER010/01/1999

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSNCD SALE PRICE
1939/12319/18/2014SWUUI11200
GRANTOR:DUEY JOHN CRAIG
GRANTEE:DUEY-DODGE AMY LEGA
1540/000612/10/2007WDQI200,000
GRANTOR:GENE CLAXTON CUSTOM H
GRANTEE:DUEY JOHN C & ANNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 CAN=[YR=1994] N3 W7 S3E7 \$ W30
BAS=[YR=2001] W12 S21 E12N21\$ S20 E10 S1 CAN=[YR=2009] S2
DCK=[YR=2008] W24 S4 E24 N4\$ S6 E2 STP=[YR=2008] S3 E6 N3
W6\$ E14 N8 W16\$ E16 S3 E24 N24\$.