



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

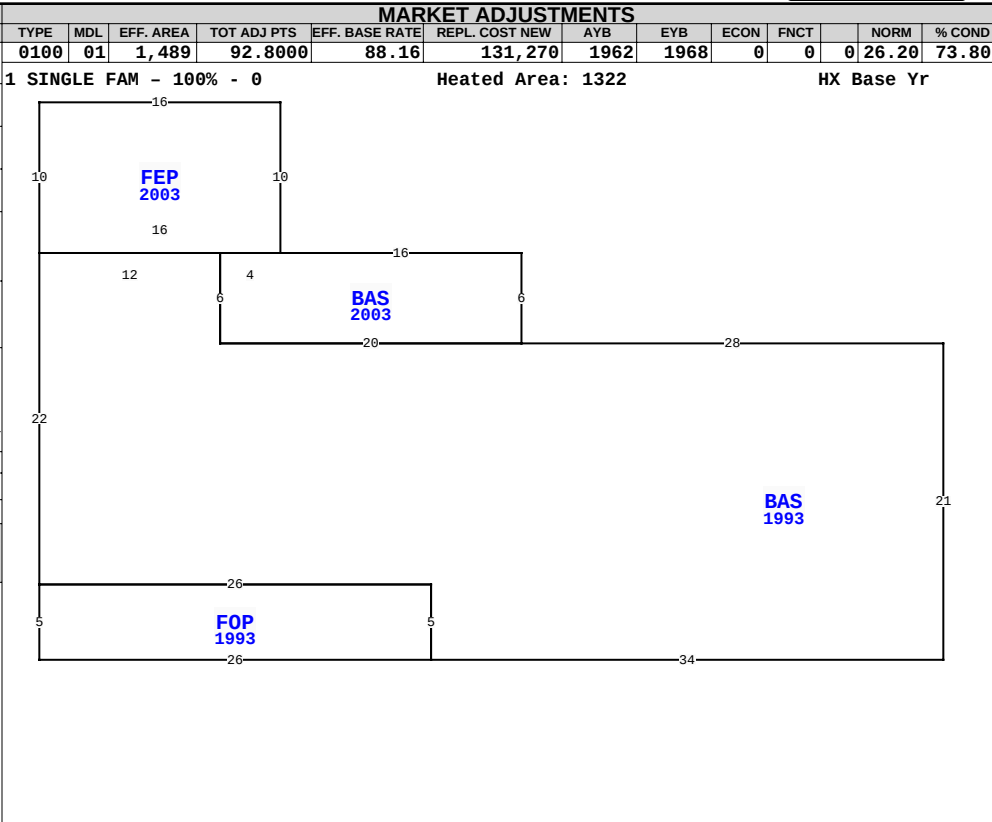
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,202	100	1,202	78,204
BAS	120	100	120	7,807
FEP	160	80	128	8,328
FOP	130	30	39	2,537

TOTALS	1,612		1,489	96,877
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0680	POLE SHED	0 100	20	32	640.00	SF	10.00	10.00	100	1984
2	0681	POLE SHED	0 100	28	16	448.00	SF	15.00	15.00	100	1990
3	0811	CONCRETE B	0 100	32	16	512.00	SF	5.20	5.20	100	2003
4	0811	CONCRETE B	0 100	0	0	716.00	SF	5.20	5.20	100	2003

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	0.46	AC	



44455 COMMANCHEE RD, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
											7,924

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										96,877	
TOTAL MARKET OB/XF VALUE										7,924	
TOTAL LAND VALUE - MARKET										16,100	
TOTAL MARKET VALUE										120,901	
SOH/AGL Deduction										54,641	
ASSESSED VALUE										66,260	
TOTAL EXEMPTION VALUE										HX HB 41,260	
BASE TAXABLE VALUE										25,000	
TOTAL JUST VALUE										120,901	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										116,680	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2478/0082	7/08/2021	QC	U	I	11		100
GRANTOR:WEAVER KATHERN							
GRANTEE:SMITH KATHY A & ALV							
0700/1029	3/16/1994	QC	U	I	10		15,000
GRANTOR:MADDOX ROBERT J							
GRANTEE:WEAVER KATHERN							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W28 BAS=[YR=2003] N6 W16 FEP=[YR=2003] N10 W16 S10 E16\$ W4 S6 E20\$ W20 N6 W12 S22 FOP=[YR=1993] S5 E26 N5 W26\$ E26 S5 E34 N21\$.											