



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 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		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	5000	IMPROVED AG

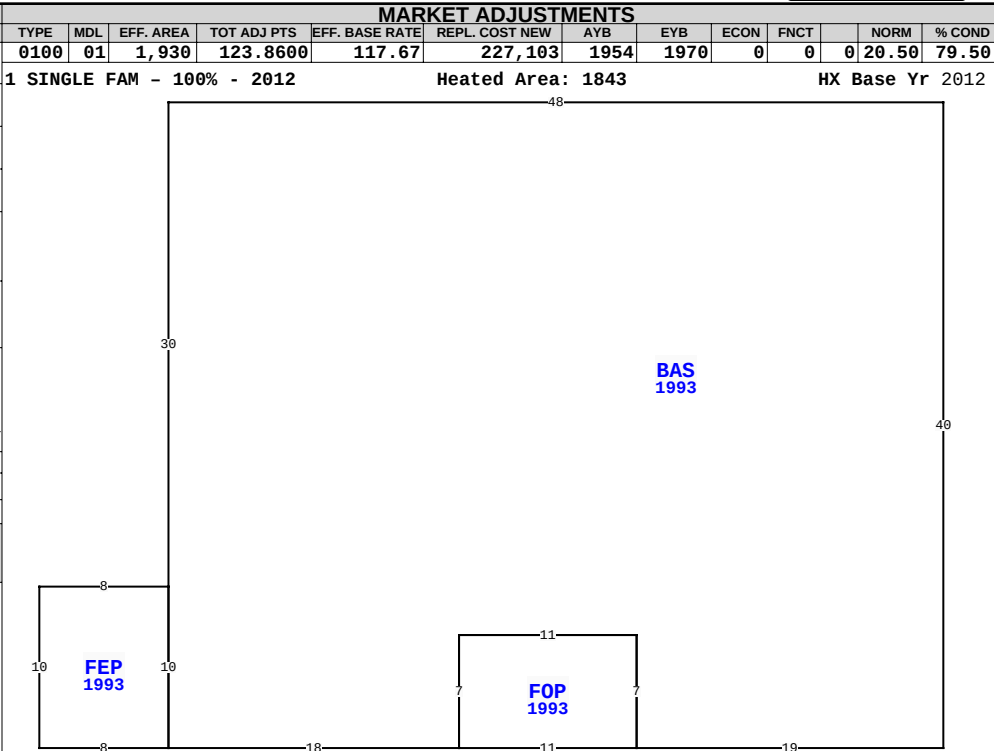
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,843	100	1,843	172,408
FEP	80	80	64	5,987
FOP	77	30	23	2,151

TOTALS	2,000	1,930	180,547
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	
2	0681	POLE SHED	0 100	20	28	560.00	SF	10.05	
3	0681	POLE SHED	0 100	26	27	702.00	SF	10.05	
4	0681	POLE SHED	0 100	36	36	1,296.00	SF	10.05	
5	0940	SHEDS/PORT	0 100	36	16	576.00	SF	20.10	
6	0940	SHEDS/PORT	0 100	20	20	400.00	SF	20.10	
7	0350	CARPORT WD	0 100	37	20	740.00	SF	8.71	
8	0681	POLE SHED	0 100	60	16	960.00	SF	15.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	16.67
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	16.67



541300 US HWY 1, CALLAHAN	BLD DATE	LGL DATE	05/19/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	22	440	
2	0681	POLE SHED	0 100	20	28	560.00	SF	10.05	10.05	100	1970	1970	3	20	1,126	
3	0681	POLE SHED	0 100	26	27	702.00	SF	10.05	10.05	100	1970	1970	3	20	1,411	
4	0681	POLE SHED	0 100	36	36	1,296.00	SF	10.05	10.05	100	1970	1970	3	20	2,605	
5	0940	SHEDS/PORT	0 100	36	16	576.00	SF	20.10	20.10	100	1970	1970	3	20	2,316	
6	0940	SHEDS/PORT	0 100	20	20	400.00	SF	20.10	20.10	100	1970	1970	3	20	1,608	
7	0350	CARPORT WD	0 100	37	20	740.00	SF	8.71	8.71	100	1979	1979	3	20	1,289	
8	0681	POLE SHED	0 100	60	16	960.00	SF	15.00	15.00	100	2001	2001	3	29	4,176	

TOTAL OB/XF															14,971		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00							
OR	0.00	0.00	16.67	AC		1.00	1.00	1.00	370.00	370.00							
OR	0.00	0.00	16.67	AC		1.00	1.00	1.00	14,000.00	14,000.00	2						

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		180,547	
TOTAL MARKET OB/XF VALUE		14,971	
TOTAL LAND VALUE - MARKET		268,380	
TOTAL MARKET VALUE		236,686	
SOH/AGL Deduction		121,768	
ASSESSED VALUE		114,918	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		64,918	
TOTAL JUST VALUE		463,898	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		455,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01707	GAS	900	03/01/2012
B24816	REPAIR/RRF	24,000	06/01/2011

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1724/0430	11/29/2010	WD	U	I	30	100	
GRANTOR: KRAMER DAVID R JR							
GRANTEE: KRAMER DAVID R JR &							
1724/0422	11/29/2010	TD	U	I	30	100	
GRANTOR: KRAMER DAVID R JR TRU							
GRANTEE: KRAMER DAVID R JR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W48 S30 FEP=[YR=1993] W8 S10 E8 N10\$ S10 E18 FOP=[YR=1993] E11 N7 W11 S7\$ N7 E11 S7 E19 N40\$.									