



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	1,288	100	1,288	107,089
TOTALS	1,288		1,288	107,089

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	31	30	930.00	SF	35.00	35.00	100	1980
2	0810	CONCRETE A	0 100	6	6	36.00	SF	6.50	6.50	100	1985

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		OR	0.00	0.00	0.33	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,288	106.0800	100.78	129,805	1988	1988	0	0	0 17.50	82.50
1 SINGLE FAM - 100% - 2011											
Heated Area: 1288											
HX Base Yr 2011											
28 46 28											
BAS 1993											
46											

54227 ROSE ST, CALLAHAN				XF DATE						LAND DATE	
				INC DATE						AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
930.00	SF	35.00	35.00	100	1980	1980	3	20	6,510		
36.00	SF	6.50	6.50	100	1985	1985	3	47	110		

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						107,089					
TOTAL MARKET OB/XF VALUE						6,620					
TOTAL LAND VALUE - MARKET						25,988					
TOTAL MARKET VALUE						139,697					
SOH/AGL Deduction						58,719					
ASSESSED VALUE						80,978					
TOTAL EXEMPTION VALUE						60,000					
BASE TAXABLE VALUE						20,978					
TOTAL JUST VALUE						139,697					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						134,964					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225564	ELEC OTHER	0	11/01/2012
2683	H/AC	2,250	08/16/1988
5294	NEW CONSTR	1,900	08/16/1988
4385	N/A	39,080	09/22/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2662/189	8/16/2023	WD	U	I	11	100			
GRANTOR: CLAXTON TAMMY SUE									
GRANTEE: CLAXTON MITCHEL KAR									
2658/1889	8/03/2023	FJ	U	I	11	0			
GRANTOR: CLAXTON MICHAEL JR									
GRANTEE: CLAXTON TAMMY SUE									

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W46 S28 E46 N28\$.											