



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
---------	--	----------	----

NEIGHBORHOOD/LOC	8026.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,654	100	1,654	147,247
FOP	56	30	17	1,514
UEP	336	60	202	17,983

TOTALS	2,046		1,873	166,744
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	15	150.00	SF	21.30	21.30	100	1990
2	0681	POLE SHED	0 100	12	15	180.00	SF	15.00	15.00	100	1975
3	0810	CONCRETE A	0 100	0	0	409.00	SF	6.50	6.50	100	1991
4	0812	CONCRETE C	0 100	0	0	3,004.00	SF	4.00	4.00	100	2001

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	1.00	LT	1.00

REVIEW DATE	01/14/2021	BY	KWA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,873	117.5020	111.63	209,083	1991	1996	0	0	0 20.25	79.75
1 SINGLE FAM - 100% - 0 Heated Area: 1654 HX Base Yr											

54096 DEBRA LN, CALLAHAN	BLD DATE	LGL DATE
	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	0940	SHEDS/PORT	0 100	10	15	150.00	SF	21.30	21.30	100	1990	1990	3	20	639	
2	0681	POLE SHED	0 100	12	15	180.00	SF	15.00	15.00	100	1975	1975	3	20	540	
3	0810	CONCRETE A	0 100	0	0	409.00	SF	6.50	6.50	100	1991	1991	3	62	1,648	
4	0812	CONCRETE C	0 100	0	0	3,004.00	SF	4.00	4.00	100	2001	2001	3	80	9,613	

TOTAL OB/XF											
12,440											

Market:	0
---------	---

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 6											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						166,744					
TOTAL MARKET OB/XF VALUE						12,440					
TOTAL LAND VALUE - MARKET						45,000					
TOTAL MARKET VALUE						224,184					
SOH/AGL Deduction						111,988					
ASSESSED VALUE						112,196					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						62,196					
TOTAL JUST VALUE						224,184					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						217,632					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3865	H/AC	1,800	07/18/1991
7274	NEW CONSTR	53,110	05/31/1991
7448	NEW CONSTR	1,500	05/31/1991
4346	NEW CONSTR	1,500	05/31/1991

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0416/0606	3/01/1984	WD	Q	I		17,111			
GRANTOR:									
GRANTEE:									
0379/0630	2/01/1983	WD	Q	I		11,000			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1993] W22 UEP=[YR=2011] N14 W24 S14 E24\$ W35 S30 E16 FOP=[YR=1993] E14 N4 W14 S4 \$ N4 E14 S4 E27 N30 \$.											