



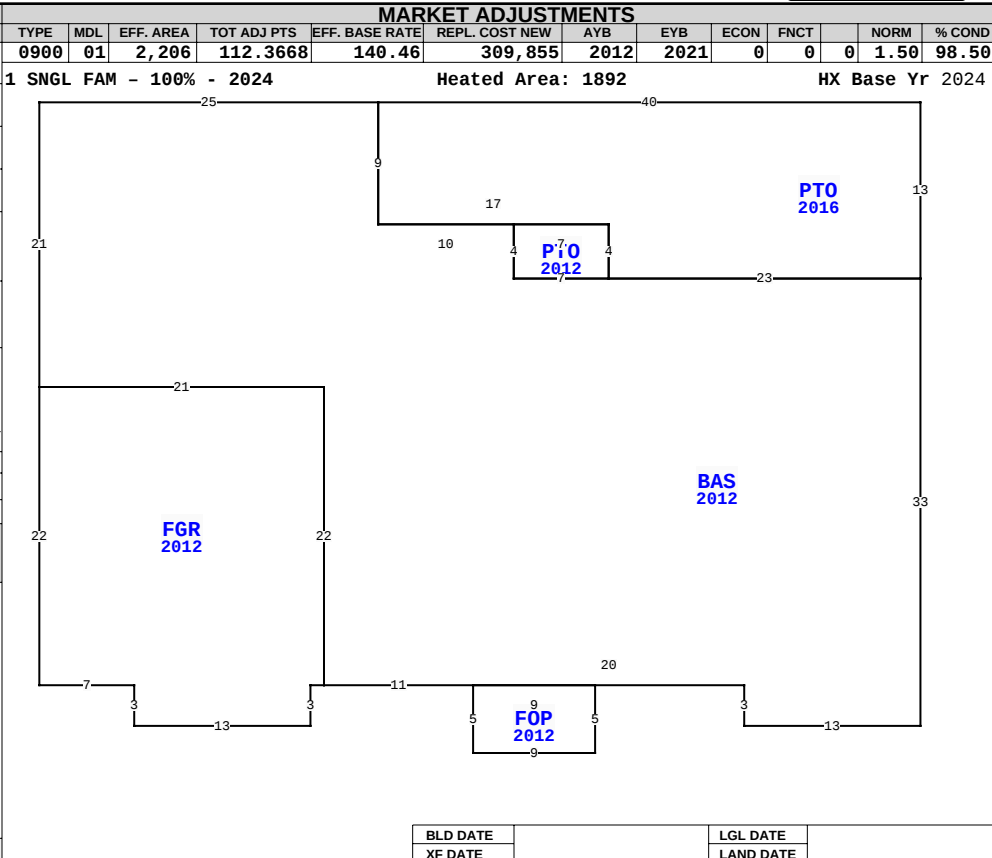
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100	1,892	261,764
FGR	501	55	276	38,185
FOP	45	30	14	1,937
PTO	28	5	1	138
PTO	452	5	23	3,183
TOTALS	2,918		2,206	305,207

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,057.00	SF	5.20	5.20	100	2012

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	000134	C	SFR POND	100	0006	OR	0.00	0.00	1.00	LT	1.00



53234 BRISTA WAY, CALLAHAN				INC DATE				AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1,057.00	SF	5.20	5.20	100	2012	2012	3	93	5,112		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		305,207	
TOTAL MARKET OB/XF VALUE		5,112	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		370,319	
SOH/AGL Deduction		111,569	
ASSESSED VALUE		258,750	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		208,750	
TOTAL JUST VALUE		370,319	
NCON VALUE		29,983	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		328,765	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26226	CO ISSUED	0	09/17/2012
M17511	H/AC	0	08/01/2012
E25262	NEW CONSTR	0	07/01/2012
B26226	NEW CONSTR	207,406	07/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2676/1490	10/31/2023	WD	Q	I	01	489,900
GRANTOR: BATTE HEIDI R & BRADL						
GRANTEE: BURCH MATTHEW & TAM						
2351/1912	4/02/2020	WD	Q	I	01	299,900
GRANTOR: MCCLINTOCK SEAN PATRI						
GRANTEE: BATTE HEIDI R & BRA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
PTO=[YR=2016] W40 BAS=[YR=2012] W25 S21 FGR=[YR=2012] S22 E7 S3 E13 N3 E1 N22 W21\$ E21 S22 E11 FOP=[YR=2012] S5 E9 N5 W9\$ E20 S3 E13 N33 W23 PTO=[YR=2012] N4 W7 S4 E7\$ W7 N4 W10 N9\$ S9 E17 S4 E23 N13\$.											