



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 60
Exterior Wall	20 FACE BRICK 40
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8010.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,336	100	2,336	285,173
FGR	440	55	242	29,543
FOP	12	30	4	489
PTO	156	5	8	976
UOP	182	20	36	4,394
USP	312	30	94	11,476

TOTALS	3,438		2,720	332,052
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	570.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0810	CONCRETE A	0	100	0	0	1,400.00	SF	6.50
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30
5	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00
6	0855	CONC PAVER	0	100	0	0	1,300.00	SF	10.00
7	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00
8	0476	VF 6 SBPL	0	100	0	0	357.00	LF	32.00
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,720	112.3200	140.40	381,888	1994	2001	0	0	0	13.05	86.95
1 SNGL FAM - 100% - 2001 Heated Area: 2336 HX Base Yr 2001												
55080 DOGWOOD CT, CALLAHAN												
BLD DATE: 04/04/2024 MLU												

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	0811	CONCRETE B	0	100	0	0	570.00	SF	5.20	5.20	100	1994	1994	3	68	2,016	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
3	0810	CONCRETE A	0	100	0	0	1,400.00	SF	6.50	6.50	100	1996	1996	3	91	8,281	
4	0940	SHEDS/PORT	0	100	16	12	192.00	SF	21.30	21.30	100	2003	2003	3	21	859	
5	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	100	2012	2012	3	68	22,195	
6	0855	CONC PAVER	0	100	0	0	1,300.00	SF	10.00	10.00	100	2012	2012	3	93	12,090	
7	0855	CONC PAVER	0	100	0	0	325.00	SF	10.00	10.00	100	2012	2012	3	99	3,218	
8	0476	VF 6 SBPL	0	100	0	0	357.00	LF	32.00	32.00	100	2019	2019	3	95	10,853	
9	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	95	570	

TOTAL OB/XF									
62,847									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		349,587	
TOTAL MARKET OB/XF VALUE		62,847	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		467,434	
SOH/AGL Deduction		248,013	
ASSESSED VALUE		219,421	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		169,421	
TOTAL JUST VALUE		467,434	
NCON VALUE		17,535	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		415,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014085	GARAGE - 20X41	52,635	11/01/2023
19003366	REPAIR/RRF	10,425	04/01/2019
E25655	NEW CONSTR	0	12/01/2012
B1226627	SWIM POOL	30,000	11/01/2012
B10564	GARAGE	1,300	12/01/2002
R4633	REPAIR/RRF	300	12/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2713/1398	5/22/2024	LE	U	I	11	100
GRANTOR: MARTIN DEVLynn C & CO						
GRANTEE: MARTIN-BOWEN KIRSTY						
0924/0907	3/16/2000	WD	U	I	05	110,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MARTIN DEVLynn & CO						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W5 S34 E26 N4 E11 FOP=[YR=1994] E6 N2 W6 S2\$ N2 E6 S2 E12 FGR=[YR=1994] S4 E22 N20 W22 S16 \$ N16 E22 N27 W22 USP=[YR=2009] W24 UOP=[YR=2009] W14 PTO=[YR=2009] W12 S13 E12 N13\$ S13 E14 N13\$ S13 E24 N13\$ S13 W50\$.									

[illegible]