



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		
Occupancy	00	NONE 100		
Quality	02	Quality Level 02		
DOR CODE		0100SINGLE 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	1,947	100	1,947	195,147
FGR	484	55	266	26,661
FOP	48	30	14	1,404
PTO	120	5	6	601
PTO	140	5	7	702
TOTALS	2,739		2,240	224,515

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,240	100.5480	125.68	281,523	1991	1996	0	0	20.25	79.75
1 SNGL FAM - 100% - 0 Heated Area: 1947 HX Base Yr											
45207 IRVIN RD, CALLAHAN											
BLD DATE				03/03/2023				NW		LGL DATE	
XF DATE										LAND DATE	
INC DATE										AG DATE	

NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										224,515				
TOTAL MARKET OB/XF VALUE										16,679				
TOTAL LAND VALUE - MARKET										98,000				
TOTAL MARKET VALUE										339,194				
SOH/AGL Deduction										189,633				
ASSESSED VALUE										149,561				
TOTAL EXEMPTION VALUE										HX HB		50,000		
BASE TAXABLE VALUE										99,561				
TOTAL JUST VALUE										339,194				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										330,630				