



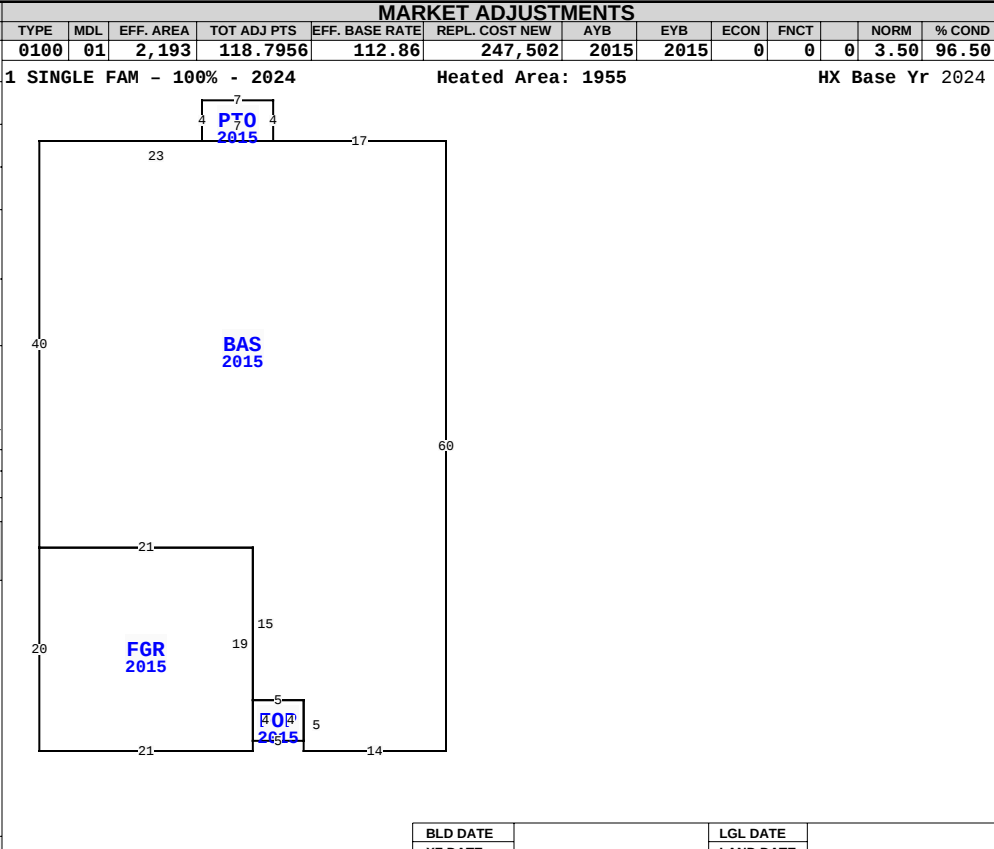
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100	1,955	212,919
FGR	420	55	231	25,159
FOP	20	30	6	653
PTO	28	5	1	109
TOTALS	2,423		2,193	238,839

EXTRA FEATURES														
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
1	0810	CONCRETE A	0 100	0	0	684.00	SF	6.50	6.50	100	2015	2015	3	95

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		RL	0.00	0.00	1.00	LT		1.00	1.00	1.00



45050 DUTTON WAY, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					238,839				
TOTAL MARKET OB/XF VALUE					4,224				
TOTAL LAND VALUE - MARKET					40,000				
TOTAL MARKET VALUE					283,063				
SOH/AGL Deduction					67,603				
ASSESSED VALUE					215,460				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					165,460				
TOTAL JUST VALUE					283,063				
NCON VALUE					4,782				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					267,774				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3926	NEW CONSTR	189,990	04/24/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/1076	12/14/2023	WD	Q	I	02	360,000
GRANTOR: NELSON CATHIE M						
GRANTEE: BENNETT JOSEPH & FE						
2390/1244	8/31/2020	WD	Q	I	01	236,700
GRANTOR: ALLEN SAMANTHA M & CH						
GRANTEE: NELSON CATHIE M						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2015] W17 PTO=[YR=2015] N4 W7 S4 E7\$ W23 S40														
FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4\$ N19 W21\$														
E21 S15 E5 S5 E14 N60\$.														