



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	8019.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,165	100	1,165	164,748
FGR	244	55	134	18,949
FOP	107	30	32	4,526
PTO	120	5	6	849
TOTALS	1,636		1,337	189,070

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	0	507.00	SF	6.50	6.50	100	2018

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	0		RM	0.00	0.00	1.00	UT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,337	151.8920	144.30	192,929	2018	2018	0	0	2.00	98.00
1 SINGLE FAM - 0% - 0 Heated Area: 1165 HX Base Yr											
45044 LUTHER ST, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/02/2023 MLU											

TOTAL OB/XF											
3,197											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			189,070
TOTAL MARKET OB/XF VALUE			3,197
TOTAL LAND VALUE - MARKET			10,000
TOTAL MARKET VALUE			202,267
SOH/AGL Deduction			30,191
ASSESSED VALUE			172,076
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			172,076
TOTAL JUST VALUE			202,267
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			191,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011794	CO ISSUED	0	11/30/2018
18004612	NEW CONSTR	149,154	08/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2241/1790	12/07/2018	QC	U	I	11	100	
GRANTOR: PREMIER HOMES OF NORT							
GRANTEE: RUSSELL PREMIER PRO							
2171/1745	12/29/2017	QC	U	V	11	100	
GRANTOR: HENDRICKS DANIEL R							
GRANTEE: PREMIER HOMES OF NO							

BUILDING NOTES											
BAS=[YR=2018;ORIG=0,0] W1 W12 W15 S48 E13 N3 E4 N10 E3 N3 E8 N32 \$											
FGR=[YR=2018;ORIG=-11,55] E11 N23 W8 S3 W3 S20 \$											
PTO=[YR=2018;ORIG=-1,0] N10 W12 S10 E12 \$											
FOP=[YR=2018;ORIG=-28,48] S5 E12 S2 E5 N10 W4 S3 W13 \$											