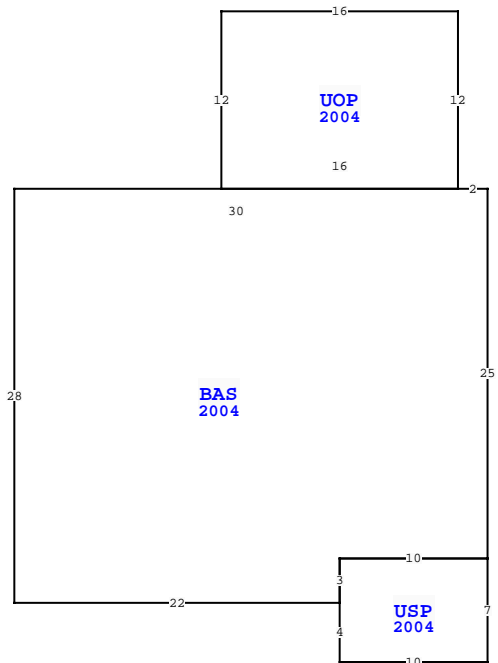




BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	04	SINGLE SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floo	09	PINE WOOD 90			
Interior Floo	08	SHT VINYL 10			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC		8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	866	100	2004	866	29,665
UOP	192	20	2004	38	1,301
USP	70	30	2004	21	719
TOTALS	1,128			925	31,686

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 0%	- 0									Heated Area: 866 HX Base Yr	



NASSAU COUNTY PROPERTY			PAGE 1 of 2	6
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 6		Tax Dist:		
BUILDING MARKET VALUE				60,900
TOTAL MARKET OB/XF VALUE				0
TOTAL LAND VALUE - MARKET				101,100
TOTAL MARKET VALUE				162,000
SOH/AGL Deduction				33,908
ASSESSED VALUE				128,092
TOTAL EXEMPTION VALUE				0
BASE TAXABLE VALUE				128,092
TOTAL JUST VALUE				162,000
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				129,844

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E985046	CHNGE SRVC	0	07/01/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1655/0826	12/28/2009	QC	U	I	30	100
GRANTOR: GRIFFIN CAROLYN A & L						
GRANTEE: GRIFFIN CAROLYN A &						
0815/0014	11/26/1997	WD	Q	I	01	25,000
GRANTOR: SILCOX PHILIP & LISA						
GRANTEE: GRIFFIN EARLY ETAL						

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	OB/XF MKT VALUE	NOTES
452314 OLD DIXIE HWY, CALLAHAN																
										BLD DATE		LGL DATE		05/09/2025 MLU		
										XF DATE		LAND DATE				
										INC DATE		AG DATE				

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS=[YR=2004] W2 UOP=[YR=2004] N12 W16 S12 E16 \$ W30 S28																
E22 USP=[YR=2004] S4 E10 N7 W10 S3 \$ N3 E10 N25 \$.																

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0	0004	OR	0.00	0.00	3.37	AC		1.00	1.00	1.00	30,000.00	30,000.00	101,100							

