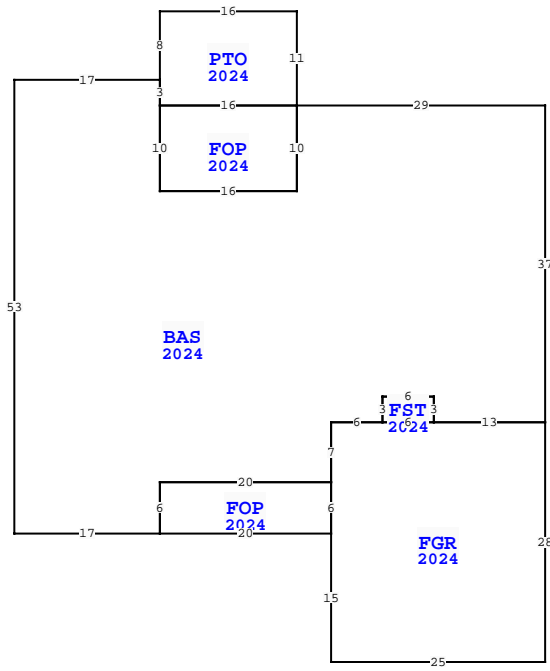


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	11	BD/BTN AVG	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Quality	04	Quality Level	04
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,528	100	2024
FGR	700	55	2024
FOP	120	30	2024
FOP	160	30	2024
FST	18	55	2024
PTO	176	5	2024
TOTALS	3,702		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,016	102.3960	135.16	407,643	2023	2023	0	0	0.50	99.50
1 SNGL FAM - 100% - 2024 Heated Area: 2528 HX Base Yr 2024											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			414,557
TOTAL MARKET OB/XF VALUE			46,149
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			505,706
SOH/AGL Deduction			15,882
ASSESSED VALUE			489,824
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			439,102
TOTAL JUST VALUE			505,706
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			476,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001432	CO ISSUED	0	03/01/2023
22004742	NEW CONSTR	409,905	03/28/2022
B15483	NEW CONSTR	0	03/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2508/1399	10/27/2021	WD	U	I	11	100
GRANTOR: RITTER ROBYN L F/K/A						
GRANTEE: BROWN VERLON M & HA						
1207/1153	2/11/2004	WD	Q	I	01	42,500
GRANTOR: BROWN ELMEDA H L/E						
GRANTEE: BROWN ROBYN L						

EXTRA FEATURES		54310 CHURCH RD, CALLAHAN	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0812	CONCRETE C	1,100
2	0476	VF 6 SBPL	1,100
3	0470	VNYL GATE	1,100
4	0911	SCRN RM A	1,100

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	0812	CONCRETE C	1,100	0	0	4,385.00	SF	4.00	4.00	100	2024	2023		100	17,540	
2	0476	VF 6 SBPL	1,100	0	0	790.00	LF	32.00	32.00	100	2024	2023		99	25,027	
3	0470	VNYL GATE	1,100	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
4	0911	SCRN RM A	1,100	16	11	176.00	SF	17.50	17.50	100	2024	2023		97	2,988	

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2024;ORIG=70,10] E16 S10 W16 N10 \$	
BAS=[YR=2024;ORIG=53,7] E17 S3 S10 E16 N10 E29 S37 W13 N3 W6 S3 W6 S7 W20 S6 W17 N53 \$	
PTO=[YR=2024;ORIG=70,-1] S8 S3 E16 N11 W16 \$	
FST=[YR=2024;ORIG=96,44] E6 S3 W6 N3 \$	
FOP=[YR=2024;ORIG=70,54] E20 S6 W20 N6 \$	
FGR=[YR=2024;ORIG=115,47] W13 W6 W6 S7 S6 S15 E25 N28 \$	

LAND DESCRIPTION		TOTAL OB/XF 46,149																						
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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

