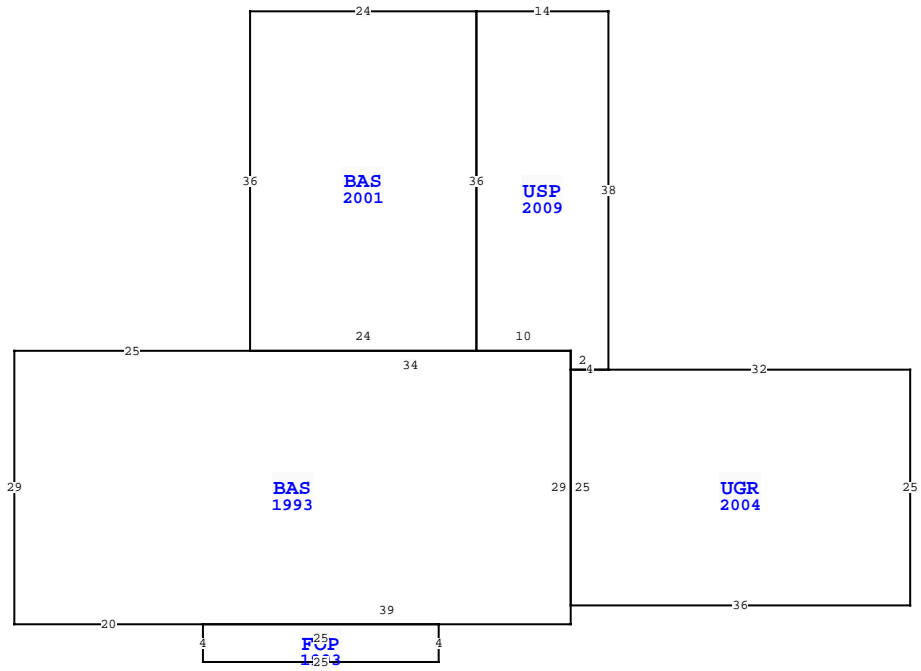


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	20	FACE BRICK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
BUD8 Adjustme	06	DIST 1D	100
Occupancy	00	NONE	100
Quality	01	Quality Level	01
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8024.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,711	100	1993
BAS	864	100	2001
FOP	100	30	1993
UGR	900	45	2004
USP	512	30	2009
TOTALS	4,087		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,164	80.3160	106.02	335,447	1974	1985	0	0	20.30	79.70
1 SNGL FAM - 100% - 2001 Heated Area: 2575 HX Base Yr 2001											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		267,351	
TOTAL MARKET OB/XF VALUE		7,705	
TOTAL LAND VALUE - MARKET		73,850	
TOTAL MARKET VALUE		348,906	
SOH/AGL Deduction		181,373	
ASSESSED VALUE		167,533	
TOTAL EXEMPTION VALUE	HX HB WX	55,722	
BASE TAXABLE VALUE		111,811	
TOTAL JUST VALUE		348,906	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		336,537	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11993	GARAGE	29,700	11/26/2003
R5630	REPAIR/RRF	1,000	11/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0942/0149	7/24/2000	WD Q	Q	I		126,800
GRANTOR: RAMSEY GARY D & JUDY						
GRANTEE: TRAINOR TERRY & AND						
0151/0457	8/28/1973	WD Q	Q	V		6,000
GRANTOR: CRAVEY JAMES & BRENDA						
GRANTEE: RAMSEY GARY & JUDY						

EXTRA FEATURES		54326 CHURCH RD, CALLAHAN	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0500	FP-PRE FAB	0 100 0 0
2	0812	CONCRETE C	0 100 0 0
3	0510	GARAGE WD-	0 100 25 16
4	0681	POLE SHED	0 100 25 12

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/09/2025	MLU	

BUILDING NOTES	
BLDING DIMENSIONS	

UGR=[YR=2004] W32 USP=[YR=2009] N38 W14 BAS=[YR=2001] W24 S36 BAS=[YR=1993] W25 S29 E20 FOP=[YR=1993] S4 E25 N4 W25\$ E39 N29 W34\$ E24 N36\$ S36 E10 S2 E4\$ W4 S25 E36 N25 \$ .

LAND DESCRIPTION		TOTAL OB/XF 7,705																						
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	2.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	73,850							