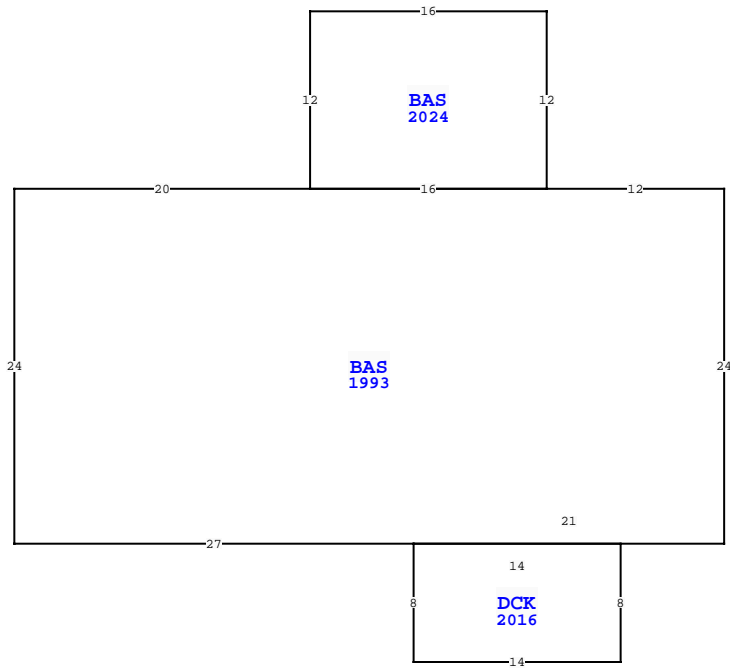




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	09	PINE WOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	05	Quality Level	05
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8024.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,152	100	1993
BAS	192	100	2024
DCK	112	10	2016
TOTALS	1,456		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,355	126.4120	126.41	171,286	1976	1990		0	0	15.75	84.25	
1 SINGLE FAM - 100% - 2024 Heated Area: 1344 HX Base Yr 2024													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			144,308
TOTAL MARKET OB/XF VALUE			675
TOTAL LAND VALUE - MARKET			56,250
TOTAL MARKET VALUE			201,233
SOH/AGL Deduction			18,857
ASSESSED VALUE			182,376
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			131,654
TOTAL JUST VALUE			201,233
NCON VALUE			19,968
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,556

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250002402	6500 22*36	51,361	03/07/2025
V240005262	REPLACE SIDING WI	20,000	05/01/2024
R23-10351	METAL REROOF	12,500	08/01/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2681/574	11/22/2023	QC	U	I	11	100
GRANTOR: CALLICOAT RANDY J & E						
GRANTEE: GUGLIUZZA SHAWNA EM						
2074/0628	9/14/2016	SW	U	I	12	20,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: CALLICOAT EUGENIA C						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	0940	SHEDS/PORT	0	100	12	14	168.00	SF	20.10	20.10	100	1985	1985	3	20	675	

TOTAL OB/XF														675
54376 CHURCH RD, CALLAHAN														

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS=[YR=1993;ORIG=0,0] W12 W16 W20 S24 E27 E21 N24 \$
 BAS=[YR=2024;ORIG=-28,0] E16 N12 W16 S12 \$
 DCK=[YR=2016;ORIG=-21,24] S8 E14 N8 W14 \$

LAND DESCRIPTION														TOTAL OB/XF													
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		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250										