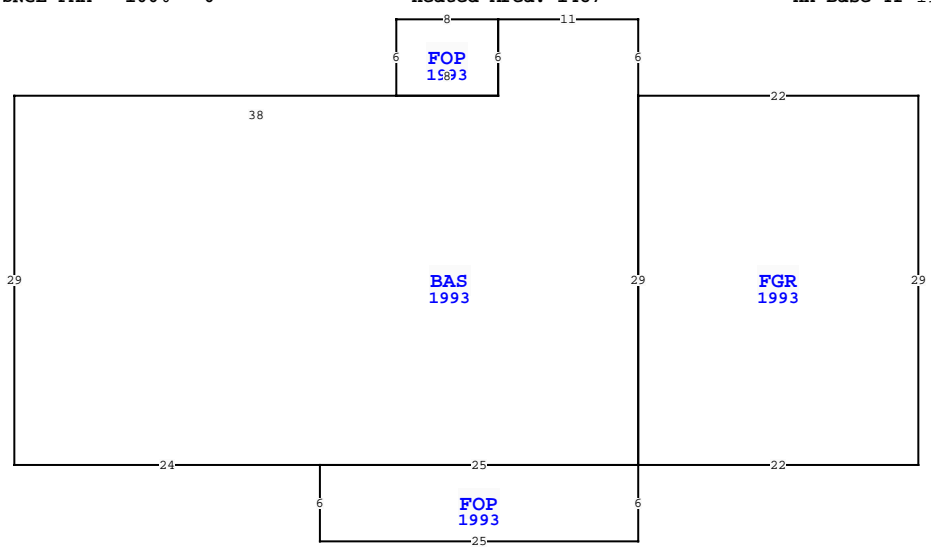


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,897	111.3280	146.95	278,764	1991	1991	0	0	24.15	75.85
1 SNGL FAM - 100% - 0											
Heated Area: 1487											
HX Base Yr 1992											



Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8024.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,487	100
FGR	638	55
FOP	48	30
FOP	150	30
TOTALS	2,323	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			211,442
TOTAL MARKET OB/XF VALUE			8,849
TOTAL LAND VALUE - MARKET			56,250
TOTAL MARKET VALUE			276,541
SOH/AGL Deduction			159,113
ASSESSED VALUE			117,428
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			66,706
TOTAL JUST VALUE			276,541
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			254,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6309	NEW CONSTR	59,144	02/23/1990

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0607/0646	9/14/1990	QC	Q	I	01	100
GRANTOR: ALFORD KAREN B						
GRANTEE: ALFORD CHARLES E						
0589/0266	1/29/1990	WD	U	I	11	30,000
GRANTOR: RAMEY WINIFRED						
GRANTEE: ALFORD CHARLES & K						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991
2	0810	CONCRETE A	0 100	22	22	484.00	SF	6.50	6.50	100	1991
3	0940	SHEDS/PORT	0 100	14	8	112.00	SF	30.00	30.00	100	1986
4	0680	POLE SHED	0 100	14	8	112.00	SF	10.00	10.00	100	1986
5	0681	POLE SHED	0 100	14	8	112.00	SF	15.00	15.00	100	1986
6	0940	SHEDS/PORT	0 100	8	8	64.00	SF	30.00	30.00	100	1982
7	0351	CARPORT MT	0 100	12	20	240.00	SF	10.00	10.00	100	2005
8	0803	ASPHALT C	0 100	0	0	2,007.00	SF	2.00	2.00	100	2000
9	0810	CONCRETE A	0 100	7	14	98.00	SF	6.50	6.50	100	1996

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
54396 CHURCH RD, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/21/2025 MLU											
8,849											

BUILDING NOTES											
FGR=[YR=1993] W22 BAS=[YR=1993] N6 W11 FOP=[YR=1993] W8 S6 E8 N6 \$ S6 W38 S29 E24 FOP=[YR=1993] S6 E25 N6 W25 \$ E25 N29 \$ S29 E22 N29 \$.											

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	RES	100	0006	OR	0.00	0.00	1.25	AC	