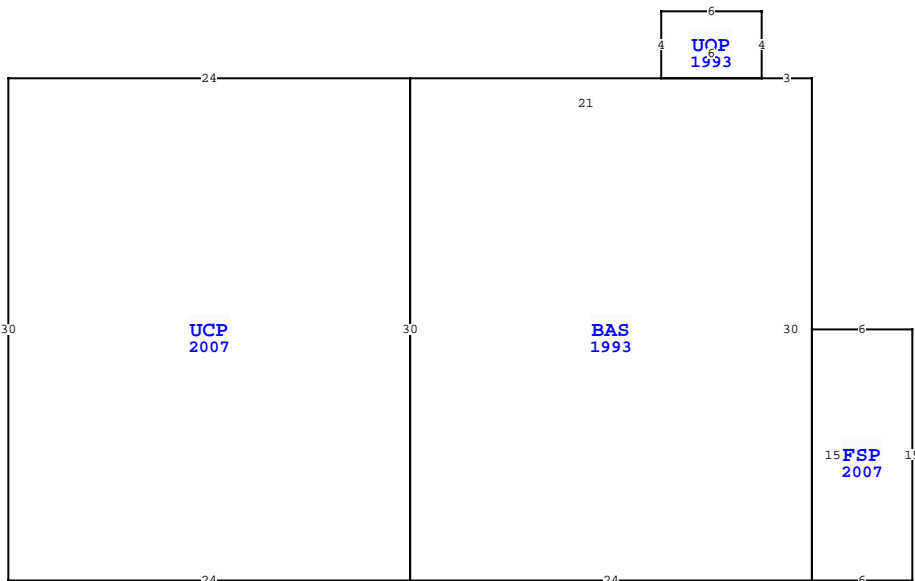


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	01 NONE 100
Heating Type	02 CONVECTION 100
Bedrooms	1 100
Bathrooms	1 100
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
1	SINGLE FAM	- 0%	- 2024		Heated Area: 720					HX Base Yr 2024	



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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	1993	720	64,857
FSP	90	40	2007	36	3,243
UCP	720	20	2007	144	12,971
UOP	24	20	1993	5	451
TOTALS	1,554			905	81,523

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
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0940	SHEDS/PORT	0	100	30	11	SF	18.30	18.30	100	1997	1997	3	20	1,208	
3	0825	BRICK	0	100	28	3	SF	12.50	12.50	100	2007	2007	3	96	1,008	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	MLU
54412 CHURCH RD, CALLAHAN			
TOTAL OB/XF 5,366			

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	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	100	0006	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			294,017
TOTAL MARKET OB/XF VALUE			5,366
TOTAL LAND VALUE - MARKET			56,250
TOTAL MARKET VALUE			355,633
SOH/AGL Deduction			14,684
ASSESSED VALUE			340,949
TOTAL EXEMPTION VALUE	HX HB WX		55,722
BASE TAXABLE VALUE			285,227
TOTAL JUST VALUE			355,633
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			329,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0617195	CO ISSUED	0	05/01/2006
B0617195	ADDITION	91,232	05/01/2006
E17265	ELEC OTHER	1,000	05/01/2006
M11473	MECH OTHER	0	05/01/2006
R08962	REPAIR/RRF	1,800	02/01/2006
5931	NEW CONSTR	22,100	08/17/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2682/1780	12/01/2023	WD	Q	I	01	360,000
GRANTOR: LEE TYLER N &						
GRANTEE: KING BEVERLY JUNE						
2151/1152	10/06/2017	WD	Q	I	01	190,000
GRANTOR: MANASCO MARK ALAN						
GRANTEE: LEE TYLER N & KAYLA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W3 UOP=[YR=1993] N4 W6 S4 E6 \$ W21 UCP=[YR=2007] W24 S30 E24 N30\$ S30 E24 FSP=[YR=2007] E6 N15 W6 S15\$ N30\$.

