



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8029.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	68,713
FCP	260	25	1993	65	4,295
FOP	32	30	1993	10	661
FOP	44	30	1993	13	859
FST	78	55	1993	43	2,841
TOTALS	1,454			1,171	77,368

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0	0	16	10		24.85	24.85	100	1964
2	0351	CARPORT MT	0	0	38	28		10.00	10.00	100	1968

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	0	0005	RM	150.00	225.00	0.77	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,171	97.5200	97.52	114,196	1960	1965	0	0	32.25	67.75
1 SINGLE FAM - 0% - 2023											
Heated Area: 1040											
HX Base Yr											
FOP 1993											
FST 1993											
BAS 1993											
FCP 1993											
FOP 1993											

44103 BECKER AVE, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/21/2025 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
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VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						77,368					
TOTAL MARKET OB/XF VALUE						4,414					
TOTAL LAND VALUE - MARKET						34,650					
TOTAL MARKET VALUE						116,432					
SOH/AGL Deduction						192					
ASSESSED VALUE						116,240					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						116,240					
TOTAL JUST VALUE						116,432					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						105,673					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2800/643	7/10/2025	FJ	U	I	11	0	
GRANTOR: LEWIS BETTY RUTH EST							
GRANTEE: RODGERS CYNTHIA L							

BUILDING NOTES											

BUILDING DIMENSIONS											
FST=[YR=1993] W13 BAS=[YR=1993] W7 FOP=[YR=1993] N4 W8 S4 E8\$ W33 S26 E27 FOP=[YR=1993] S4 E11 N4 W11\$ E13 FCP=[YR=1993] E13 N20 W13 S20\$ N26\$ S6 E13 N6\$.											