



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	1993	1,172	109,454
FOP	140	30	1993	42	3,922
FOP	184	30	1993	55	5,136
UDG	260	55	1993	143	13,355
UDU	400	55	1993	220	20,546
UST	32	45	1993	14	1,307

TOTALS	2,188			1,646	153,722
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10
2	0681	POLE SHED	0 100	16	8	128.00	SF	18.75	18.75
3	0681	POLE SHED	0 100	16	18	288.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.75

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,646	114.2400	114.24	188,039	1967	1980		0	0	18.25	81.75	
1 SINGLE FAM - 100% - 0													
Heated Area: 1172													
HX Base Yr													

45415 MUSSLEWHITE RD, CALLAHAN	BLD DATE 12/06/2007	KW	LGL DATE	
	XF DATE		LAND DATE	05/21/2025
	INC DATE		AG DATE	MLU

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	8	8	64.00	SF	20.10	20.10	100	1990	1990	3	20	257	
2	0681	POLE SHED	0 100	16	8	128.00	SF	18.75	18.75	100	1990	1990	3	20	480	
3	0681	POLE SHED	0 100	16	18	288.00	SF	15.00	15.00	100	1995	1995	3	20	864	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.75

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		167,365	
TOTAL MARKET OB/XF VALUE		1,601	
TOTAL LAND VALUE - MARKET		78,750	
TOTAL MARKET VALUE		247,716	
SOH/AGL Deduction		137,444	
ASSESSED VALUE		110,272	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		59,550	
TOTAL JUST VALUE		247,716	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		222,707	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B20329	GARAGE	15,000	08/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0084/0617	1/01/1968	TA	U	I		9,800	

GRANTOR:							
GRANTEE:							

BUILDING NOTES							
BUILDING DIMENSIONS							
FOP=[YR=1993] W21 S8 BAS=[YR=1993] W31 S24 E24 FOP=[YR=1993] S4 E28 N5 W28 S1 \$ N1 E28 N19 UST=[YR=1993] N4 W8 S4 E8 \$ W12 N4 W9\$ E9 S4 E4 N4 E8 N8 \$PTR= E15UDU=[YR=1993] E20 UDG=[YR=1993] E13 S20 W13 N20 \$ S20 W20 N20 \$ W15 \$.							

[illegible]