



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	2	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	8025.00		

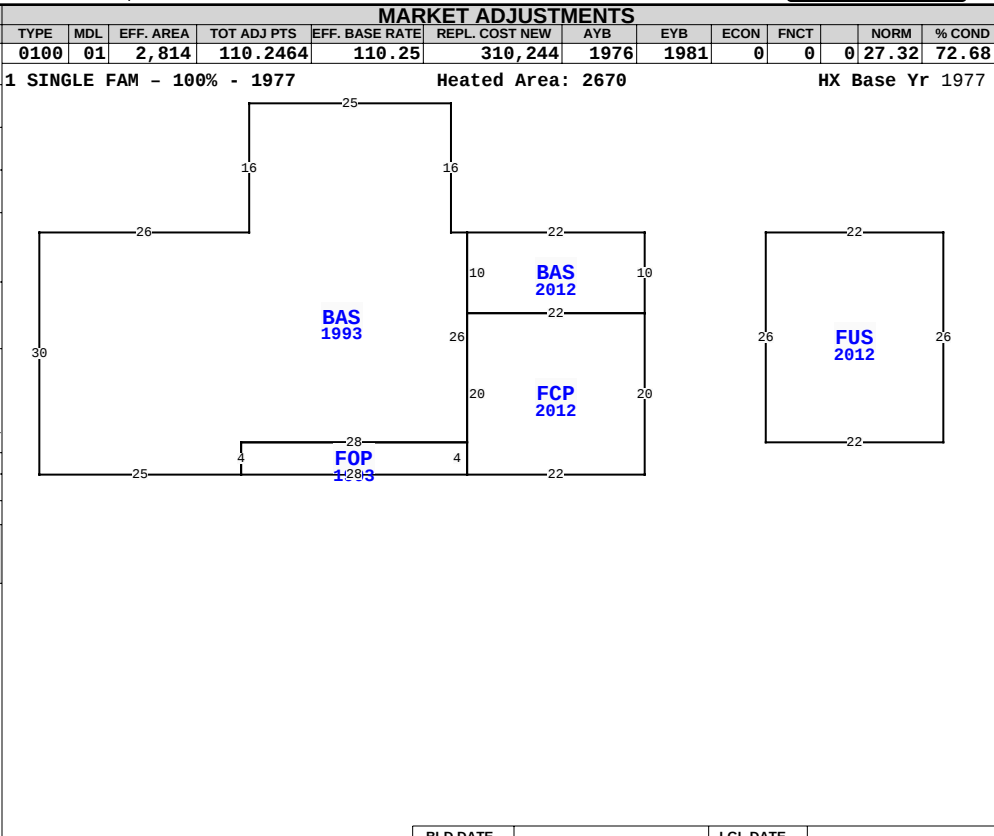
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1993	1,878	150,484
BAS	220	100	2012	220	17,629
FCP	440	25	2012	110	8,815
FOP	112	30	1993	34	2,725
FUS	572	100	2012	572	45,834

TOTALS	3,222			2,814	225,485
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10
3	0845	KOOL DECK	0	100	108	7	756.00	SF	7.25
4	0940	SHEDS/PORT	0	100	23	24	552.00	SF	20.10
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00
7	0475	VF 4 SBPL	0	100	0	0	126.00	LF	14.00
8	0469	VF LATTIC	0	100	0	0	126.00	SF	5.50

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	1.00

REVIEW DATE	07/27/2022	BY	KBA
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54073 HERON RD, CALLAHAN	BLD DATE	LGL DATE	04/24/2025	MLU
	XF DATE	LAND DATE		
	INC 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	10	8	80.00	SF	20.10	20.10	100	1985	1985	3	20	322	
3	0845	KOOL DECK	0	100	108	7	756.00	SF	7.25	7.25	100	1985	1985	3	44	2,412	
4	0940	SHEDS/PORT	0	100	23	24	552.00	SF	20.10	20.10	100	1985	1985	3	20	2,219	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
6	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	27	1,350	
7	0475	VF 4 SBPL	0	100	0	0	126.00	LF	14.00	14.00	100	2000	2000	3	48	847	
8	0469	VF LATTIC	0	100	0	0	126.00	SF	5.50	5.50	100	2000	2000	3	48	333	

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	1.00

REVIEW DATE	07/27/2022	BY	KBA
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					225,485				
TOTAL MARKET OB/XF VALUE					9,443				
TOTAL LAND VALUE - MARKET					45,000				
TOTAL MARKET VALUE					279,928				
SOH/AGL Deduction					144,655				
ASSESSED VALUE					135,273				
TOTAL EXEMPTION VALUE					135,273				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					279,928				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					269,167				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4330	N/A	21,980	08/31/1987
3511	N/A	4,900	07/23/1986
3509	N/A	10,000	07/23/1986

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2012] W22 BAS=[YR=1993] W2 N16 W25 S16 W26 S30 E25 FOP=[YR=1993] E28 FCP=[YR=2012] E22 N20 W22 S20\$ N4 W28 S4\$ N4 E28 N26\$ S10 E22 N10\$ PTR= E15 FUS=[YR=2012] S26 E22 N26 W22\$ W15\$.									

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1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

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