



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,562	100	2021	1,562	221,754
FGR	550	55	2021	302	42,874
FOP	120	30	2021	36	5,111
PTO	160	5	2021	8	1,136
TOTALS	2,392			1,908	270,874

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	1,291.00	SF	5.20	5.20	
2	1127	BRICK 8"	0	100	0	0	30.00	SF	11.00	11.00	
3	0680	POLE SHED	0	100	52	42	2,184.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		OR	100.00	433.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,908	108.7800	143.59	273,970	2021	2021	0	0	1.13	98.87
3 SNGL FAM - 100% - 2023											
Heated Area: 1562											
HX Base Yr 2023											
54115 SUNSHINE DR, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF											
28,816											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										270,874	
TOTAL MARKET OB/XF VALUE										28,816	
TOTAL LAND VALUE - MARKET										45,000	
TOTAL MARKET VALUE										344,690	
SOH/AGL Deduction										17,267	
ASSESSED VALUE										327,423	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										276,701	
TOTAL JUST VALUE										344,690	
NCON VALUE										21,840	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										299,869	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012787	CO ISSUED	0	07/14/2021
20012787	NEW CONSTR	219,144	12/21/2020
E017835	CHNGE SRVC	600	03/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2479/0200	7/09/2021	TD	Q	V	01	223,500			
GRANTOR: SCAFF LIVING TRUST									
GRANTEE: DE LEON DAVID ENRIQ									
2290/1188	7/08/2019	WD	Q	I	02	21,000			
GRANTOR: SWAIN CYNTHIA									
GRANTEE: SCAFF LIVING TRUST									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2021] W29 PT0=[YR=2021] N16 W10 S16 E10\$ W25 S33 E12											
FOP=[YR=2021] S6 E20 FGR=[YR=2021] S9 E22 N25 W22 S16\$ N6											
W20\$ E20 N10 E22 N23\$.											