



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	140,090
DCK	180	10	1994	18	1,910
UOP	32	20	1993	6	637

TOTALS	1,532			1,344	142,636
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0940	SHEDS/PORT	0	0	10	16	160.00	SF	30.00	30.00	
2	0681	POLE SHED	0	0	20	20	400.00	SF	15.00	15.00	
3	0940	SHEDS/PORT	0	0	15	20	300.00	SF	30.00	30.00	
4	0510	GARAGE WD-	0	0	20	19	380.00	SF	35.00	35.00	

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	OR	0.00	0.00	2.15	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,344	103.7400	136.94	184,047	1989	1994		0	0	22.50
1 SNGL FAM - 0% - 2025											
Heated Area: 1320 HX Base Yr											
BAS 1993											
DCK 1994											
UOP 1993											

55071 MT OLIVE RD, CALLAHAN	BLD DATE 03/03/2023 NW	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										142,636	
TOTAL MARKET OB/XF VALUE										15,368	
TOTAL LAND VALUE - MARKET										75,250	
TOTAL MARKET VALUE										233,254	
SOH/AGL Deduction										0	
ASSESSED VALUE										233,254	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										233,254	
TOTAL JUST VALUE										233,254	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										228,222	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014228	REPAIR/RRF	9,000	10/15/2021
2977	H/AC	4,000	04/10/1989
3459	NEW CONSTR	1,200	04/10/1989
5627	NEW CONSTR	31,080	04/10/1989
5828	NEW CONSTR	1,500	04/10/1989

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2088/1415	12/10/2016	QC	U	I	11	100	
GRANTOR: BECKNER FELICIA A							
GRANTEE: DIXON MATTHEW							
1407/1002	4/27/2006	WD	U	I	07	100	
GRANTOR: SCHMID JEFFREY							
GRANTEE: DIXON MATTHEW L & H							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W50 S10 DCK=[YR=1994] S20 E9 N20 W9\$ E9 S20 E17											
UOP=[YR=1993] S4 E8 N4 W8\$ E24 N30\$.											