

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall		N/A 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	99	N/A 100	
Heating Type		N/A 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	02	WOOD FRAME 100	
Stories	0	0 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	06	Quality Level 06	
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8005.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,304	100	2019
UCP	896	20	2019
UCP	960	20	2019
TOTALS	4,160		

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
1												Garage Res - 0% - 0													
Heated Area: 2304																									
HX Base Yr																									
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/09/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/09/2025	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/09/2025	MLU																					

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				47,247	
TOTAL MARKET OB/XF VALUE				0	
TOTAL LAND VALUE - MARKET				180,765	
TOTAL MARKET VALUE				228,012	
SOH/AGL Deduction				0	
ASSESSED VALUE				228,012	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				228,012	
TOTAL JUST VALUE				228,012	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				211,558	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2772/742	3/07/2025	QC	U	I	11	100
GRANTOR: EDWARDS DAVID A & SUS						
GRANTEE: EDWARDS ADAM C						
2293/0053	7/22/2019	WD	Q	I	02	225,000
GRANTOR: TRIPP BRANDON WESLEY						
GRANTEE: EDWARDS DAVID A & S						

EXTRA FEATURES														WELCH RD, CALLAHAN		
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
TOTAL OB/XF 0																

BUILDING NOTES													

BUILDING DIMENSIONS													
UCP=[YR=2019] W14 BAS=[YR=2019] W36 UCP=[YR=2019] W15 S64 E15 N64\$ S64 E36 N64\$ S64 E14 N64\$.													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		OR	0.00	0.00	9.27	AC		1.00	1.00	1.00	19,500.00	19,500.00	180,765							