



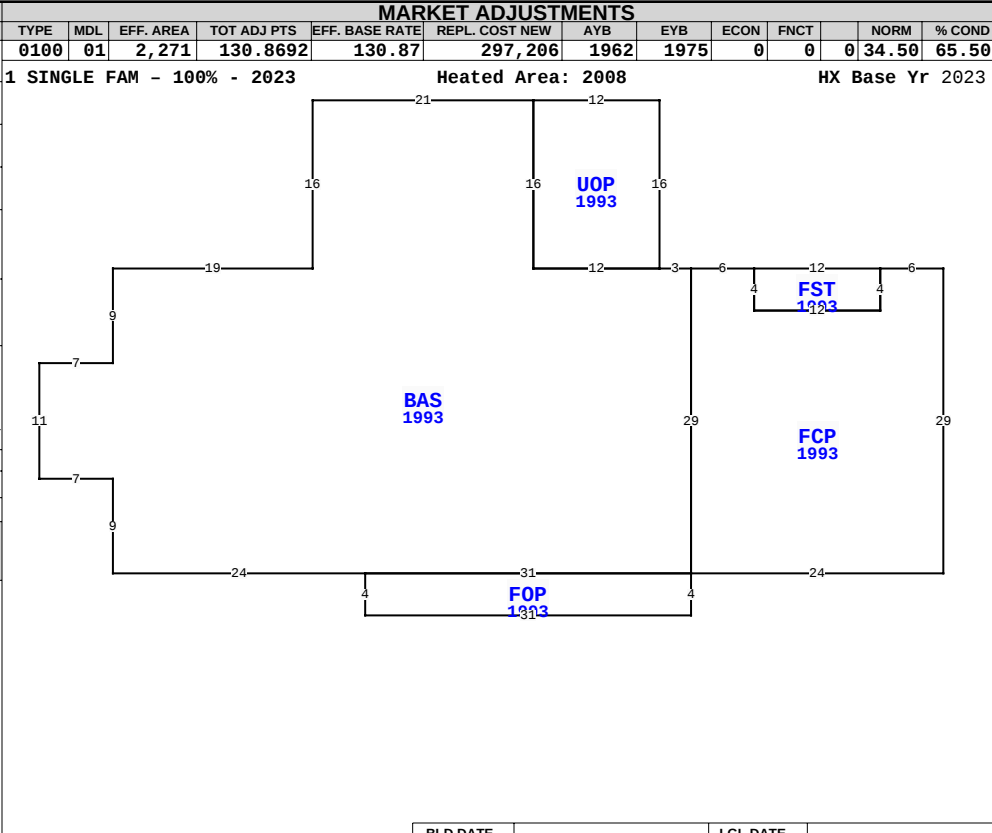
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LVT/LAMNT 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,008	100	1993	2,008	172,125
FCP	648	25	1993	162	13,887
FOP	124	30	1993	37	3,172
FST	48	55	1993	26	2,229
UOP	192	20	1993	38	3,257
TOTALS	3,020			2,271	194,670

TOTALS		3, 020			2, 271	194, 670
EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0810	CONCRETE A	0	100	12	7
2	0510	GARAGE WD-	0	100	24	16
3	0681	POLE SHED	0	100	20	20
4	0825	BRICK	0	100	12	8
5	0500	FP-PRE FAB	0	100	0	0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	000



45151 HERITAGE PL, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		194,670	
TOTAL MARKET OB/XF VALUE		5,278	
TOTAL LAND VALUE - MARKET		72,450	
TOTAL MARKET VALUE		272,398	
SOH/AGL Deduction		107,455	
ASSESSED VALUE		164,943	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		114,221	
TOTAL JUST VALUE		272,398	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		248,075	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3145	N/A	9,700	07/10/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2605/1422	11/21/2022	WD	Q	I	01	300,000
GRANTOR: JONES GREGORY S & MEL						
GRANTEE: HORTON FAMILY TRUST						
2038/1916	3/29/2016	WD	U	I	11	100
GRANTOR: JONES LAURA LOUELLA A						
GRANTEE: JONES LAURA LOUELLA						

BUILDING NOTES														
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BUILDING DIMENSIONS														
FCP=[YR=1993] W6 FST=[YR=1993] W12 S4 E12 N4 \$ S4 W12 N4 W6 BAS=[YR=1993] W3 UOP=[YR=1993] N16 W12 S16 E12 \$ W12 N16 W21 S16 W19 S9 W7 S11 E7 S9 E24 FOP=[YR=1993] S4 E31 N4 W31 \$ E31 N29 \$ S29 E24 N29 \$.														