



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	03	PLASTER 20
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,481	100	1993	2,481	201,258
FOP	24	30	1993	7	568
STP	36	10	1993	4	324
UGR	624	45	1994	281	22,794
USP	276	30	2001	83	6,733
TOTALS	3,441			2,856	231,678

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0810	CONCRETE A	0	100	50	4	200.00	SF	6.50	6.50	
3	0845	KOOL DECK	0	100	0	0	680.00	SF	7.25	7.25	
4	0861	POOL GUNIT	0	100	0	0	286.00	SF	85.00	85.00	
5	0511	GARAGE CB-	0	100	13	23	299.00	SF	40.00	40.00	
6	0855	CONC PAVER	0	100	0	0	1,200.00	SF	10.00	10.00	
7	0812	CONCRETE C	0	100	0	0	1,400.00	SF	4.00	4.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100		OR	0.00	0.00	6.45	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,856	100.7727	100.77	287,799	1942	1985	0	0	19.50	80.50
1 SINGLE FAM - 100% - 2016 Heated Area: 2481 HX Base Yr 2016											
543619 US HWY 1, CALLAHAN											
BLD DATE: 05/09/2025 MLU											

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		231,678	
TOTAL MARKET OB/XF VALUE		26,113	
TOTAL LAND VALUE - MARKET		125,775	
TOTAL MARKET VALUE		383,566	
SOH/AGL Deduction		215,499	
ASSESSED VALUE		168,067	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		117,345	
TOTAL JUST VALUE		383,566	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,070	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M190043	H/AC	0	01/03/2019
6011	REMODEL	750	06/21/1989
5192	REPAIR/RRF	3,250	10/03/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1953/1623	12/13/2014	WD	U	I	11
GRANTOR: LUCOVSKY JACK TRUSTEE					
GRANTEE: LUCOVSKY JEFFREY D					
1763/0758	8/18/2011	WD	U	I	30
GRANTOR: LUCOVSKY JACK					
GRANTEE: LUCOVSKY JACK TRUST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W12 FOP=[YR=1993] N4 STP=[YR=1993] N6 W6 S6 E6 \$ W6 S4 E6 \$ W6 N4 W19 S69 USP=[YR=2001] S12 UGR=[YR=1994] W10 S24 E26 N24 W16 \$ E23 N12 W23 \$ E37 N65 \$.											