



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		2 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0800	MULTI-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	72	100	2001	72	9,681
BAS	1,276	100	2001	1,276	171,570
FUS	572	100	2001	572	76,910
UOP	72	20	2001	14	1,882
TOTALS	1,992			1,934	260,044

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	98.00	SF	6.50	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	01	1,934	111.3280	146.95	284,201	2001	2006	0	0	0	8.50	91.50	
1 DUPLEX - 0% - 2023													
Heated Area: 1920													
HX Base Yr													
45221 JONES WAY, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/21/2025 MLU													

TOTAL OB/XF													
503													

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		260,044	
TOTAL MARKET OB/XF VALUE		503	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		305,547	
SOH/AGL Deduction		0	
ASSESSED VALUE		305,547	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		305,547	
TOTAL JUST VALUE		305,547	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		283,114	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2550/0974	3/17/2022	WD	Q	I	01	320,000	
GRANTOR: BAILEY AARON T & EMIL							
GRANTEE: TEN POINT HOLDINGS							
2550/0972	3/14/2022	WD	U	I	11	100	
GRANTOR: CROSBY BRYANT C & DON							
GRANTEE: BAILEY AARON T & EM							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2001] W44 S29 E44 N29\$ PTR= E15 FUS=[YR=2001] E5									
BAS=[YR=2001] N6 E12 S6 W12\$ E22 UOP=[YR=2001] N6 E12 S6 W12\$									
E17 S13 W44 N13 \$ W15\$.									