

BUILDING CHARACTERISTICS
ELEMENTCDCONSTRUCTION

05AVERAGE 100
03GABLE/HIP 100
12MODULAR MT 100
05DRYWALL 100
14CARPET 80
11CLAY TILE 20
03CENTRAL 100
04AIR DUCTED 100

Bedrooms3 100
Bathrooms2 100
Frame02WOOD FRAME 100

Stories Units1.
Occupancy00NONE 100

Quality06Quality Level 06
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100	1998	1,748	188,384
FGR	462	55	1998	254	27,374
FOP	390	30	1998	117	12,609
PTO	100	5	1999	5	539

TOTALS	2,700			2,124	228,906
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TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,124123.5192123.52262,356199819980012.7587.25

1 SINGLE FAM - 100% - 0Heated Area: 1748HX Base Yr

The diagram shows a large rectangular lot with several smaller structures or setbacks indicated by dimensioned lines. Key labels include FGR 1998, PTO 1999, BAS 1998, and FOP 1998.

MARKET ADJUSTMENTS

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE05/09/2025MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION BYSTANDARDTax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE - MARKETSOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUETOTAL TAXABLE VALUETOTAL JUST VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

228,9068,661109,500347,067188,001159,06650,722108,344347,0670293,379

HX HB

SALES DATAOFF RECORD NumberDATETYPE INSTQ U I V I RSN CD SALE PRICE0826/03153/13/1998WD U V 07100GRANTOR: CONWAY LARRY HGRANTEE: COOPER E DUANE & LO0727/02454/05/1995WD Q V 01100GRANTOR: CONWAY LARRY HGRANTEE: COOPER E DUANE & LOBUILDING NOTESBAS=[YR=1998] W21 PT0=[YR=1999] N10 W10 S10 E10\$ W24 U2 L4 W6 D2 L4 W14 S8 FGR=[YR=1998] S22 E17 FOP=[YR=1998] S10 E39 N10 W39 \$ E4 N22 W21 \$ E21S22 E52 N30 \$.

EXTRA FEATURES35123 GATOR NOLE WAY, CALLAHAN

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACTYEAR ONYEAR ACTUALQ% CONDADJ UNIT PRICEUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTOTAL OB/XF8,661

10810CONCRETE A01002025500.00SF6.506.50100199819983732,373

20510GARAGE WD-01003016480.00SF35.0035.00100199919993264,368

30300BOAT DCK W0100168128.00SF20.0020.00100201520153751,920

LAND DESCRIPTIONUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSEUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESTOTAL OB/XF8,661

1000100CRES1000007OR0.000.003.65AC1.001.001.0030,000.0030,000.00109,500

REVIEW DATE02/15/2024BYKBATotal Acres: 3.65Total Land Value: 109,500Market: 0Agricultural: 0Common: 109,500PRINTED 07/30/2025 BY SYS