



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 50
Interior Floor	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100	2025	1,792	201,725
FCP	1,196	25	2025	299	33,658
FOP	1,460	30	2025	438	49,306
FST	48	55	2025	26	2,927
UGR	1,840	45	2025	828	93,208
TOTALS	6,336			3,383	380,824

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0680	POLE SHED	0	0	40	40	1,600.00	SF	10.00	10.00	
3	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	
4	0681	POLE SHED	0	0	40	12	480.00	SF	15.00	15.00	
5	0811	CONCRETE B	0	0	60	12	720.00	SF	5.20	5.20	
6	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000100	C	RES	0		OR	0.00	0.00	37.70	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,383	85.2840	112.57	380,824	2024	2024	0	0	0	100.00
1 SNGL FAM - 0% - 2025											
Heated Area: 1792											
HX Base Yr											

545970 US HWY 1, CALLAHAN	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		380,824	
TOTAL MARKET OB/XF VALUE		33,100	
TOTAL LAND VALUE - MARKET		320,450	
TOTAL MARKET VALUE		734,374	
SOH/AGL Deduction		81,723	
ASSESSED VALUE		652,651	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		652,651	
TOTAL JUST VALUE		734,374	
NCON VALUE		384,324	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		338,149	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240001070	CO ISSUED		01/29/2024
22009591	NEW CONSTR	342,327	06/22/2022
22009592	GARAGE	55,604	06/22/2022
17006714	XFOB	50	10/26/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2142/1174	8/25/2017	WD	Q	V	03
GRANTOR: NASSAU TIMBER & LAND					
GRANTEE: PRICE JOSHUA STERLI					
2142/1171	8/25/2017	WD	Q	V	03
GRANTOR: OCEAN'S EIGHT CREATIV					
GRANTEE: PRICE JOSHUA STERLI					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FCP=[YR=2025;ORIG=10,10] E26 S40 S6 W26 N46 \$											
UGR=[YR=2025;ORIG=-30,10] E40 S46 W40 N46 \$											
BAS=[YR=2025;ORIG=36,10] E40 S46 W32 N6 W8 N40 \$											
FST=[YR=2025;ORIG=36,50] E8 S6 W8 N6 \$											
FOP=[YR=2025;ORIG=36,10] N10 E50 S66 W50 N10 E8 E32 N46 W40 \$											