

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	11	CLAY TILE	80
Interior Floo	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC		8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	2004
TOTALS	1,620		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1																							
1 SINGLE FAM - 100% - 2006			Heated Area: 1620			HX Base Yr 2006																	
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS 2004 </div>																							
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/21/2025</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/21/2025	MLU
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		158,256	
TOTAL MARKET OB/XF VALUE		3,631	
TOTAL LAND VALUE - MARKET		45,000	
TOTAL MARKET VALUE		206,887	
SOH/AGL Deduction		99,670	
ASSESSED VALUE		107,217	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		56,495	
TOTAL JUST VALUE		206,887	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		189,877	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R5550	REPAIR/RRF	2,400	10/29/2003
B11783	HOUSEMOVING	0	10/16/2003
B11699	FOUNDATION	0	09/16/2003
8010	MH MOVE-ON	15,000	12/28/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/0423	1/25/2006	WD	U	I	07	100
GRANTOR: DAVIS JOYCE						
GRANTEE: DAVIS JOYCE & SHARO						
1383/0867	1/23/2006	QC	Q	I	01	100
GRANTOR: DAVIS JOYCE						
GRANTEE: DAVIS JOYCE & SHARO						

EXTRA FEATURES		45201 BISMARK RD, CALLAHAN	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	0940	SHEDS/PORT	
2	0500	FP-PRE FAB	

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0	100	16	10		160.00	SF	18.30		3	20	586	
2	0500	FP-PRE FAB	0	100	0	0		1.00	UT	3,500.00		3	87	3,045	
TOTAL OB/XF 3,631															

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2004] W54 S30 E54 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,631																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							