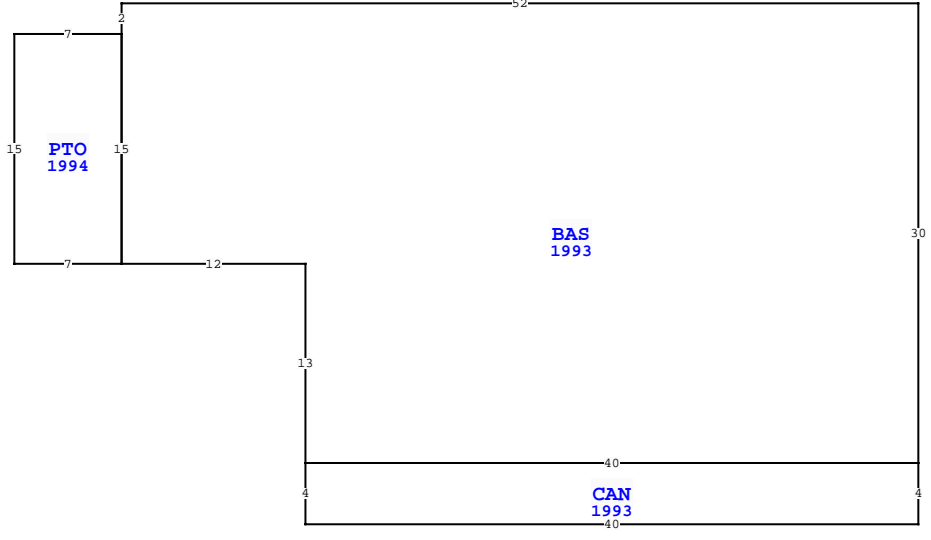


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
25	MOD METAL 80		
05	AVERAGE 20		
02	SHED 100		
12	MODULAR MT 100		
02	WALL BD/WD 100		
03	CONC FINSH 100		
04	NONE 100		
03	CENTRAL 100		
04	AIR DUCTED 100		
2	100		
05	STEEL 100		
10	100		
2	100		
1.	1. 100		
0	100		
06	DIST 1D 100		
00	OWNER OCC 100		
03	Quality Level 03		
1100	STORES, 1 STORY		
	MKT AREA		07
NEIGHBORHOOD/LOC		1290.100	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	1993
CAN	160	30	1993
PTO	105	5	1994
TOTALS	1,669		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
4807	04	1,457	72.2190	33.04	48,139	1987	1987	0	0	50.00	50.00		
1 PREFAB MTL - 0% - 0 Heated Area: 1404 HX Base Yr													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		24,070	
TOTAL MARKET OB/XF VALUE		7,862	
TOTAL LAND VALUE - MARKET		86,238	
TOTAL MARKET VALUE		118,170	
SOH/AGL Deduction		47,708	
ASSESSED VALUE		70,462	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		70,462	
TOTAL JUST VALUE		118,170	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		128,136	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2330	NEW CONSTR	2,500	01/10/2001
3647	N/A	28,000	10/06/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2763/1883	1/17/2025	WD	Q	I	05	250,000
GRANTOR: MOORE BARBARA J						
GRANTEE: HUGGINS BRYCE						
1436/0893	8/11/2006	PR	Q	V	01	100
GRANTOR: DAWSON CARL D P/R						
GRANTEE: MOORE BARBARA J ETA						

EXTRA FEATURES																	
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	0812	CONCRETE C	0	0	0	0	2,540.00	SF	4.00	4.00	100	1987	1987	3	49.5	5,029	
2	0680	POLE SHED	0	0	32	11	352.00	SF	10.00	10.00	100	2002	2002	3	29	1,021	
3	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	1987	1987	3	20	80	
4	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2002	2002	3	55	660	
5	0430	CL FNC 6B	0	0	0	0	201.00	LF	9.70	9.70	100	2002	2002	3	55	1,072	

TOTAL OB/XF													
7,862													
BLD DATE 02/07/2020 KKA LGL DATE 05/13/2025 DC													
XF DATE													
INC DATE													
542462 LEM TURNER RD, CALLAHAN													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W52 S2 PTO=[YR=1994] W7 S15 E7 N15 \$ S15 E12 S13 CAN=[YR=1993] S4 E40 N4 W40 \$ E40 N30 \$.													

LAND DESCRIPTION																								
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	001100	C	STORE 1FLR	0	0006	CH	245.00	200.00	47,910.00	SF		1.00	1.00	0.20	9.00	1.80	86,238							