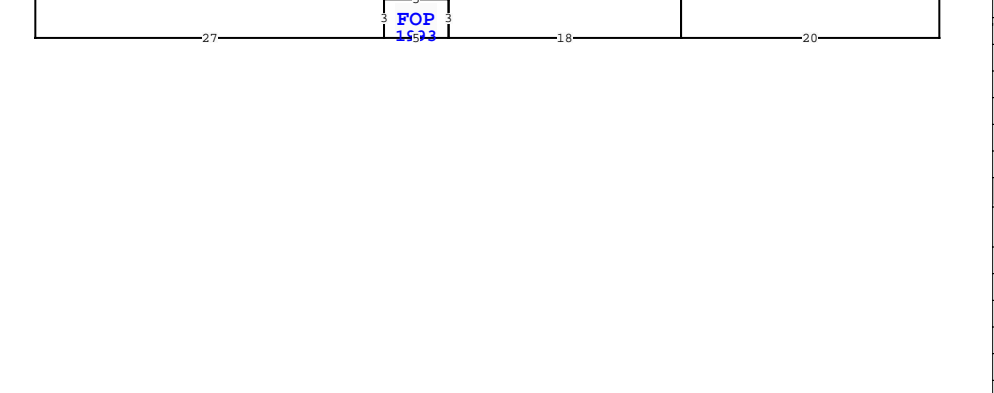




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,697	127.0000	127.00	215,519	1978	1983		0	0	30.50	69.50		



Quality	03	Quality Level 03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	7001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,385	100	1993	1,385	122,247
FOP	15	30	1993	4	353
FST	99	55	1993	54	4,766
FST	461	55	1993	254	22,419
TOTALS	1,960			1,697	149,786

NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		149,786
TOTAL MARKET OB/XF VALUE		16,314
TOTAL LAND VALUE - MARKET		68,250
TOTAL MARKET VALUE		234,350
SOH/AGL Deduction		0
ASSESSED VALUE		234,350
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		234,350
TOTAL JUST VALUE		234,350
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4199	REPAIR/RRF	0	06/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/946	11/27/2023	PR	U	I	19	100
GRANTOR: JOHNS MICHAEL JOSEPH						
GRANTEE: JOHNS MICHAEL JOSEPH						
1916/636	5/08/2014	FJ	U	I	11	100
GRANTOR: HOWARD VERA JEAN						
GRANTEE: HOWARD TAMMY LYNN						

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	3,192.00	SF	4.00	4.00	100	1980	1980	3	30	3,830	
2	0940	SHEDS/PORT	0	0	0	0	160.00	SF	20.10	20.10	100	1980	1980	3	20	643	
3	0861	POOL GUNIT	0	0	29	16	464.00	SF	85.00	85.00	100	1991	1991	3	20	7,888	
4	0845	KOOL DECK	0	0	0	0	385.00	SF	7.25	7.25	100	1991	1991	3	59.5	1,661	
5	0810	CONCRETE A	0	0	0	0	431.00	SF	6.50	6.50	100	1994	1994	3	66	1,849	
6	0940	SHEDS/PORT	0	0	13	8	104.00	SF	21.30	21.30	100	1994	1994	3	20	443	

45176 WARRIOR DR, CALLAHAN										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	06/02/2023	
										INC DATE		AG DATE	MLU	
TOTAL OB/XF														16,314

BUILDING NOTES													

BUILDING DIMENSIONS													
FST=[YR=1993] W11 FST=[YR=1993] W9 BAS=[YR=1993] W50 S28 E27 FOP=[YR=1993] E5 N3 W5 S3 \$ N3 E5 S3 E18 N28 \$ S11 E9 N11 \$ S11 W9 S17 E20 N28 \$ .													

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0		MU	98.00	168.00	97.50	FF		1.00	1.00	1.00	700.00	700.00	68,250							