



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	14
Interior Floo	08
Air Condition	03
Heating Type	04
Bedrooms	2
Bathrooms	2
Frame	02
Stories	2.
Units	0
BUD8 Adjustme	01
Occupancy	00

Quality	03
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	7001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	54,942
FUS	272	100	1993	272	22,238
UST	16	45	1993	7	572

TOTALS	960			951	77,753
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EXTRA FEATURES	
L N	OB/XF CODE
1	0811

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	951	115.5600	115.56	109,898	1985	1985	0	0	29.25	70.75
1 SINGLE FAM - 0% - 0											
Heated Area: 944											
HX Base Yr											
45102 THIRD AV, CALLAHAN											

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5.20	100	1985	1985	3	44	1,190	

TOTAL OB/XF	
1,190	

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	77,753
TOTAL MARKET OB/XF VALUE	1,190
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	93,943
SOH/AGL Deduction	0
ASSESSED VALUE	93,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	93,943
TOTAL JUST VALUE	93,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	DATE
1503/1215	6/05/2007
GRANTOR: SELF PHILLIP A & LIND	
GRANTEE: JAN INVESTMENT GROU	
0915/0201	1/12/2000
GRANTOR: LAMON JAMES R	
GRANTEE: SELF PHILLIP & LIND	

BUILDING NOTES	

BUILDING DIMENSIONS	
UST=[YR=1993] W4 S4 BAS=[YR=1993] W12 S42 E16 N42 W4 S \$ E4N4 \$ PTR= E15 FUS=[YR=1993] E16 S17 W16 N17 \$ W15 \$.	