



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

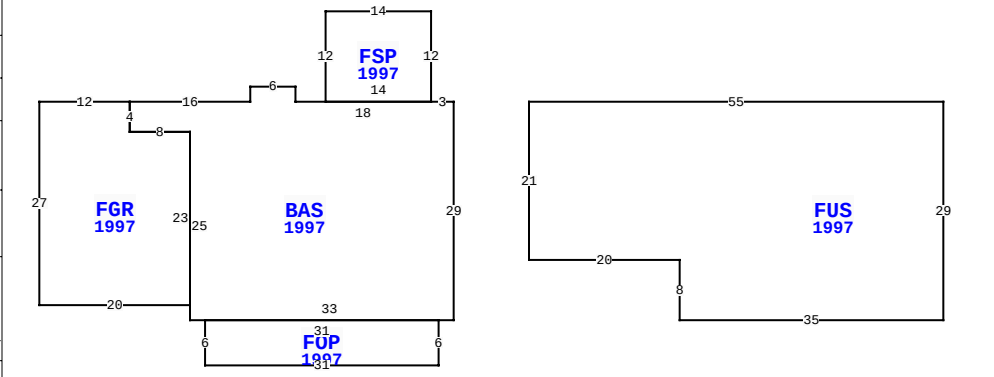
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,059	100	1997	1,059	125,782
FGR	508	55	1997	279	33,138
FOP	186	30	1997	56	6,651
FSP	168	40	1997	67	7,958
FUS	1,435	100	1997	1,435	170,441
TOTALS	3,356			2,896	343,970

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,862.00	SF	4.00	4.00	
2	0500	FP-PRE FAB	0	100	0	0	3.00	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	CONSRV
1	000100	C	RES	100	0006	RL	0.00	0.00	3.85	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,896	100.8197	133.08	385,400	1997	2002	0	0	10.75	89.25
1 SNGL FAM - 100% - 1998 Heated Area: 2494 HX Base Yr 1998											



45062 BUTLER LN, CALLAHAN	BLD DATE 03/03/2023 NW	LGL DATE 05/13/2025 MLU
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		343,970	
TOTAL MARKET OB/XF VALUE		13,658	
TOTAL LAND VALUE - MARKET		115,500	
TOTAL MARKET VALUE		473,128	
SOH/AGL Deduction		286,408	
ASSESSED VALUE		186,720	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		135,998	
TOTAL JUST VALUE		473,128	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		411,403	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2062	NEW CONSTR	143,000	05/28/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0776/1892	11/15/1996	WD	Q	V	
GRANTOR: GEIGER ELIZABETH & JO					SALE PRICE 20,000
GRANTEE: HOFFECKER KIM LEE &					

BUILDING NOTES											
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BUILDING DIMENSIONS
BAS=[YR=1997] W3 FSP=[YR=1997] N12 W14 S12 E14\$ W18 N2 W6 S2
W16 FGR=[YR=1997] W12 S27 E20 N23 W8 N4\$ S4E8 S25 E2
FOP=[YR=1997] S6 E31 N6 W31\$ E33 N29\$ PTR=E10 FUS=[YR=1997]
E55 S29 W35 N8 W20 N21\$ W10\$.