



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,202	100	1993	1,202	81,819
BAS	120	100	2003	120	8,168
FEP	160	80	2003	128	8,713
FOP	130	30	1993	39	2,655

TOTALS	1,612			1,489	101,354
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0680	POLE SHED	0	100	20	32	640.00	SF	10.00
2	0681	POLE SHED	0	100	28	16	448.00	SF	15.00
3	0811	CONCRETE B	0	100	32	16	512.00	SF	5.20
4	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	0.46

REVIEW DATE	03/01/2024	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,489	92.8000	92.80	138,179	1962	1968	0	0	0	26.65	73.35	
1 SINGLE FAM - 100% - 0 Heated Area: 1322 HX Base Yr													

44455 COMMANCHEE RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0680	POLE SHED	0	100	20	32	640.00	SF	10.00	10.00	100	1984	1984	3	20	1,280	
2	0681	POLE SHED	0	100	28	16	448.00	SF	15.00	15.00	100	1990	1990	3	20	1,344	
3	0811	CONCRETE B	0	100	32	16	512.00	SF	5.20	5.20	100	2003	2003	3	82	2,183	
4	0811	CONCRETE B	0	100	0	0	716.00	SF	5.20	5.20	100	2003	2003	3	82	3,053	

TOTAL OB/XF												7,860	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
06 OR	0.00	0.00	0.46	AC		1.00	1.00	1.00	45,000.00	45,000.00			

Total Acres: 0.46	Total Land Value: 20,700	Market: 0	Agricultural: 0	Common: 20,700
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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		101,354	
TOTAL MARKET OB/XF VALUE		7,860	
TOTAL LAND VALUE - MARKET		20,700	
TOTAL MARKET VALUE		129,914	
SOH/AGL Deduction		61,732	
ASSESSED VALUE		68,182	
TOTAL EXEMPTION VALUE		HX HB	43,182
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		129,914	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,901	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2478/0082	7/08/2021	QC	U	I	11		100
GRANTOR:WEAVER KATHERN							
GRANTEE:SMITH KATHY A & ALV							
0700/1029	3/16/1994	QC	U	I	10		15,000
GRANTOR:MADDOX ROBERT J							
GRANTEE:WEAVER KATHERN							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W28 BAS=[YR=2003] N6 W16 FEP=[YR=2003] N10 W16 S10 E16\$ W4 S6 E20\$ W20 N6 W12 S22 FOP=[YR=1993] S5 E26 N5 W26\$ E26 S5 E34 N21\$.									