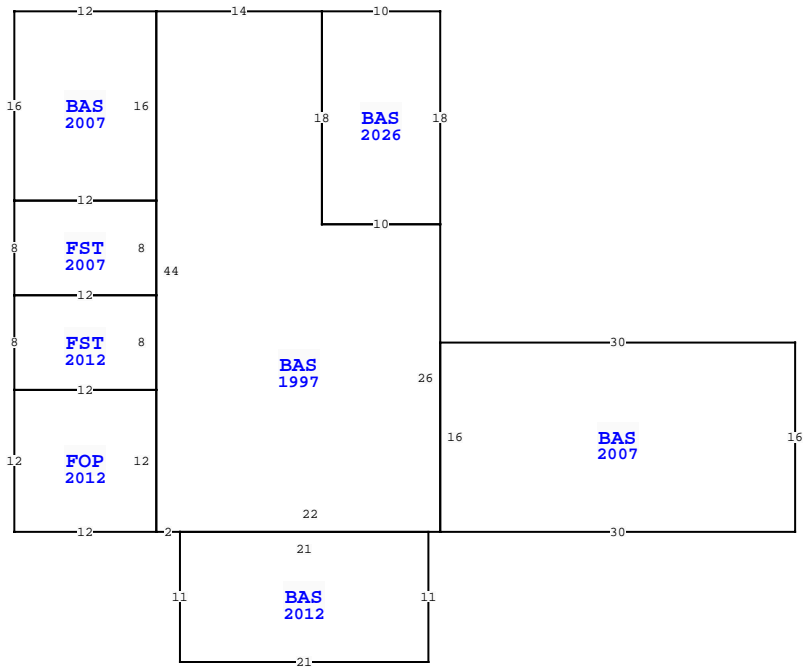




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	03	Quality Level 03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC		9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	876	100	1997
BAS	192	100	2007
BAS	480	100	2007
BAS	231	100	2012
BAS	180	100	2026
FOP	144	30	2012
FST	96	55	2007
FST	96	55	2012
TOTALS	2,295		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,108	100.9400	100.94	212,782	1997	2001	0	0	11.25	88.75
1 SINGLE FAM - 100% - 2005 Heated Area: 1959 HX Base Yr 2005											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			205,506
TOTAL MARKET OB/XF VALUE			56,319
TOTAL LAND VALUE - MARKET			55,350
TOTAL MARKET VALUE			317,175
SOH/AGL Deduction			123,954
ASSESSED VALUE			193,221
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			142,499
TOTAL JUST VALUE			317,175
NCON VALUE			25,019
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			266,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002026	SWIM POOL	50,000	03/05/2020
B1632632	GARAGE	12,851	07/01/2016
B25760	ADDITION	1,200	02/01/2012
B0617154	ADDITION	32,010	10/31/2006
M11077	TANKS/BLRS	0	02/01/2006
B941519	GARAGE	10,608	12/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2333/1436	1/22/2020	WD	U	I	11	55,000
GRANTOR: LUCE DANNY D JR						
GRANTEE: LUCE DANNY D JR & J						
1023/0284	12/02/2001	WD	Q	I		82,000
GRANTOR: WALKER JAMES L JR						
GRANTEE: LUCE DANNY D JR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	100	0	0	88.00	SF	6.50	6.50	100
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	13.20	13.20	100
3	0681	POLE SHED	0	100	16	10	160.00	SF	15.00	15.00	100
4	0810	CONCRETE A	0	100	0	0	256.00	SF	6.50	6.50	100
5	0811	CONCRETE B	0	100	30	24	720.00	SF	5.20	5.20	100
6	0861	POOL GUNIT	0	100	0	0	360.00	SF	85.00	85.00	100
7	0855	CONC PAVER	0	100	0	0	448.00	SF	10.00	10.00	100
8	0462	ST/AL FNC	0	100	96	4	384.00	SF	10.00	10.00	100
9	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100
10	0351	CARPORT MT	0	100	40	24	960.00	SF	10.00	10.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
36083 BETHEL CHURCH RD, CALLAHAN											
TOTAL OB/XF 56,319											

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/21/2025 MLU											

BUILDING DIMENSIONS											
BAS=[YR=1997;ORIG=0,0] W10 N18 W14 S44 E2 E22 N26 \$											
BAS=[YR=2007;ORIG=0,26] E30 N16 W30 S16 \$											
BAS=[YR=2012;ORIG=-22,26] S11 E21 N11 W21 \$											
BAS=[YR=2007;ORIG=-24,-18] W12 S16 E12 N16 \$											
FOP=[YR=2012;ORIG=-36,14] S12 E12 N12 W12 \$											
FST=[YR=2007;ORIG=-36,-2] S8 E12 N8 W12 \$											
FST=[YR=2012;ORIG=-36,6] S8 E12 N8 W12 \$											
BAS=[YR=2026;ORIG=-10,-18] E10 S18 W10 N18 \$											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	1.23	AC	

