IN OR 2663/1327
EX OR 131/252 &
EX BLK 1 LOTS 1 THRU 12

CALLAHAN COUNTRY RV RESORT LLC
835 W HAMILSTON ST SUITE 800
ALLENTOWN, PA 18101

2025

37-1N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	10	TERRAZZO 100
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

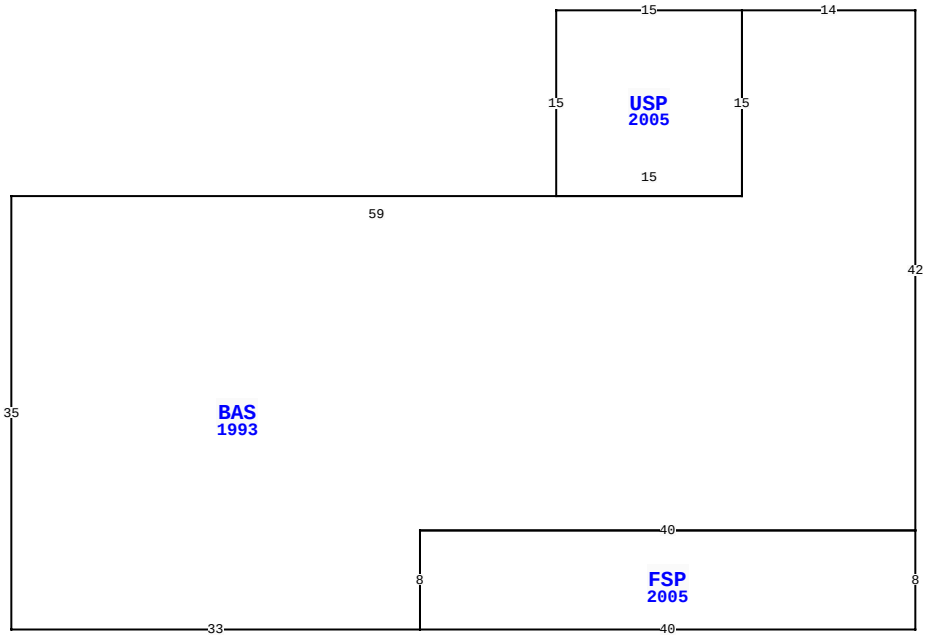
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,445	100	1993	2,445	226,090
FSP	320	40	2005	128	11,836
USP	225	30	2005	68	6,288
TOTALS	2,990			2,641	244,214

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,641	111.4080	111.41	294,234	1956	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2445 HX Base Yr



54038 CHICK WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	244,214
TOTAL MARKET OB/XF VALUE	14,980
TOTAL LAND VALUE - MARKET	208,065
TOTAL MARKET VALUE	467,259
SOH/AGL Deduction	6,540
ASSESSED VALUE	460,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	460,719
TOTAL JUST VALUE	467,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	418,835

CRPTS + PL SHEDS ARE ATTACHED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
H992730	MH MOVE-ON	0	01/06/1999
5837	NEW CONSTR	52,171	06/26/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2663/1327	8/25/2023	SW	U	I	30	600,000
GRANTOR: GREENE KENNETH L SR						
GRANTEE: CALLAHAN COUNTRY RV						
2320/0886	11/19/2019	WD	U	I	11	100
GRANTOR: GREENE KENNETH LEE RE						
GRANTEE: GREENE KENNETH L SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 USP=[YR=2005] W15 S15 E15 N15$ S15 W59 S35 E33 FSP=[YR=2005] E40 N8 W40 S8$ N8 E40 N42$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0351	CARPORT MT	0	0	55	23	1,265.00	SF	10.00	10.00	100	1980	1980	3	20	2,530	
3	0351	CARPORT MT	0	0	60	20	1,200.00	SF	10.00	10.00	100	1980	1980	3	20	2,400	
4	0811	CONCRETE B	0	0	0	0	800.00	SF	5.20	5.20	100	1990	1990	3	57	2,371	
5	0351	CARPORT MT	0	0	24	10	240.00	SF	8.00	8.00	100	1970	1970	3	20	384	
6	0351	CARPORT MT	0	0	24	20	480.00	SF	8.00	8.00	100	1970	1970	3	20	768	
7	0350	CARPORT WD	0	0	55	10	550.00	SF	13.00	13.00	100	1991	1991	3	20	1,430	
8	0473	VF 3 RAIL	0	0	0	0	144.00	LF	7.50	7.50	100	2006	2006	3	66	713	
9	0462	ST/AL FNC	0	0	16	0	80.00	SF	50.00	50.00	100	2007	2007	3	44	1,760	
10	0479	VF PICKET	0	0	0	0	138.00	LF	10.00	10.00	100	2007	2007	3	69	952	

TOTAL OB/XF 14,848

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% 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		RSF-2	0.00	0.00	10.67	AC		1.00	1.00	1.00	19,500.00	19,500.00	208,065							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 10.67 Total Land Value: 208,065 Market: 0 Agricultural: 0 Common: 208,065 PRINTED 07/30/2025 BY SYS

IN OR 2663/1327
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TOTALS					

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0476	VF 6 SBPL	0	0	0	0	6.00	LF	32.00	32.00	100	2007	2007	3	69	132	

LAND DESCRIPTION

TOTAL OB/XF 132

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/06/2023 BY KWA Total Acres: 10.67 Total Land Value: 208,065 Market: 0 Agricultural: 0 Common: 208,065 PRINTED 07/30/2025 BY SYS