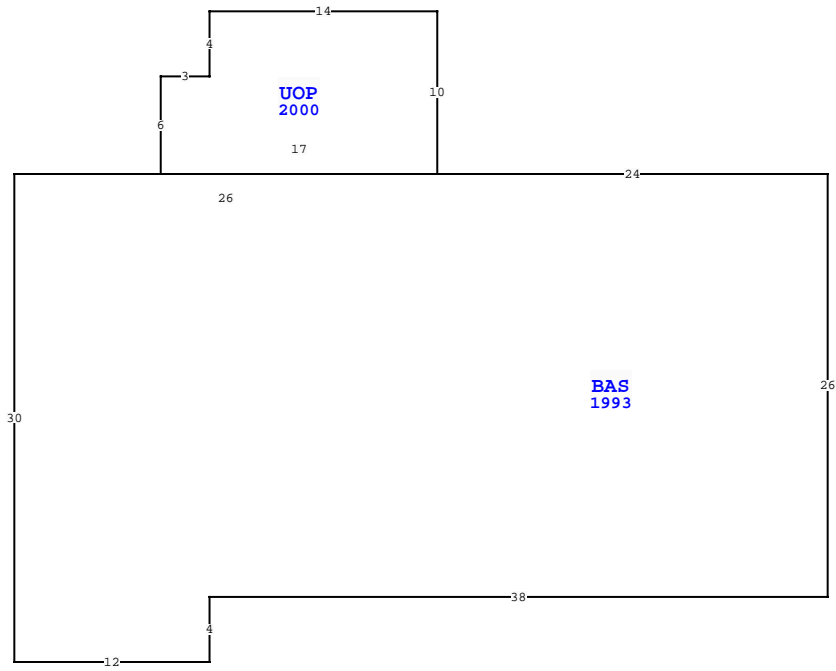


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,380	137.6596	137.66	189,971	1961	2010	0	0	0	7.00	93.00	
1 SINGLE FAM - 0% - 2023 Heated Area: 1348 HX Base Yr													



Quality	06	Quality Level 06			
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	1,348	100	1993	1,348	172,576
UOP	158	20	2000	32	4,097
TOTALS	1,506			1,380	176,673

EXTRA FEATURES																
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	0810	CONCRETE A	0	0	20	20		6.50	6.50	100	2002	2002	3	80	2,080	

54002 WIND CHIME LN, CALLAHAN										BLD DATE		LGL DATE	05/21/2025	MLU
										XF DATE		LAND DATE		
										INC DATE		AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		176,673	
TOTAL MARKET OB/XF VALUE		2,080	
TOTAL LAND VALUE - MARKET		41,738	
TOTAL MARKET VALUE		220,491	
SOH/AGL Deduction		0	
ASSESSED VALUE		220,491	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		220,491	
TOTAL JUST VALUE		220,491	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		203,339	

WD STUCCO- BRICK APPEARANCE			
KB 2/9/21 HOME COMPLETELY REMODELED 2020 NEW CABIN			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
3232	H/AC	2,300	12/14/1989

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2576/1234	6/09/2022	WD	Q	I	01	240,000
GRANTOR: WELLS TRAVIS &						
GRANTEE: HANSON MARK						
2333/1320	1/20/2020	TD	Q	I	01	175,000
GRANTOR: FL LAND TRST NO 54002						
GRANTEE: WELLS TRAVIS & ALLY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=1993] W24 UOP=[YR=2000] N10 W14 S4 W3 S6 E17 \$ W26 S30 E12 N4 E38 N26 \$ .

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	OR	0.00	0.00	0.53	AC		1.00	1.00	1.75	45,000.00	78,750.00	41,738							