



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms	2	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

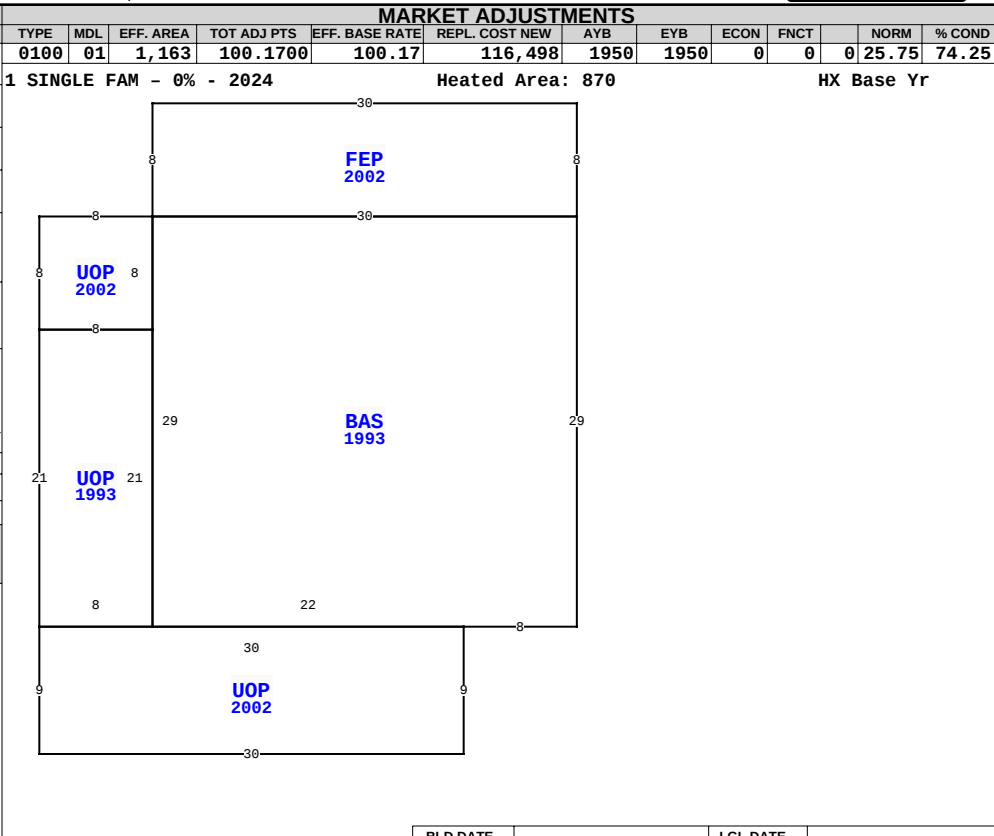
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	870	100	1993	870	64,707
FEP	240	80	2002	192	14,281
UOP	168	20	1993	34	2,529
UOP	64	20	2002	13	967
UOP	270	20	2002	54	4,016

TOTALS	1,612			1,163	86,500
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0681	POLE SHED	0	0	0	0	300.00	SF	15.00	15.00	
2	0681	POLE SHED	0	0	0	0	304.00	SF	15.00	15.00	
3	0350	CARPORT WD	0	0	0	0	236.00	SF	13.00	13.00	
4	0351	CARPORT MT	0	0	0	0	400.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0005	OR	0.00	0.00	1.94	AC	



54112 PARKS RD, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		86,500	
TOTAL MARKET OB/XF VALUE		3,266	
TOTAL LAND VALUE - MARKET		87,300	
TOTAL MARKET VALUE		177,066	
SOH/AGL Deduction		8,044	
ASSESSED VALUE		169,022	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		169,022	
TOTAL JUST VALUE		177,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,656	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0755/0031	3/26/1996	WD U	I	I	07	100	
GRANTOR: SCARBOROUGH MAEDEAN							
GRANTEE: WHIPP WALTER & CARO							
0753/0329	3/04/1996	WD U	I	I	07	100	
GRANTOR: WHIPP WALTER R & CARO							
GRANTEE: WHIPP WALTER R & CA							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FEP=[YR=2002] W30 S8 UOP=[YR=2002] W8 S8 UOP=[YR=1993] S21 UOP=[YR=2002] S9 E30 N9 BAS=[YR=1993] E8 N29 W30 S29 E22\$ W30\$ E8 N21 W8\$ E8 N8\$ E30 N8\$.											