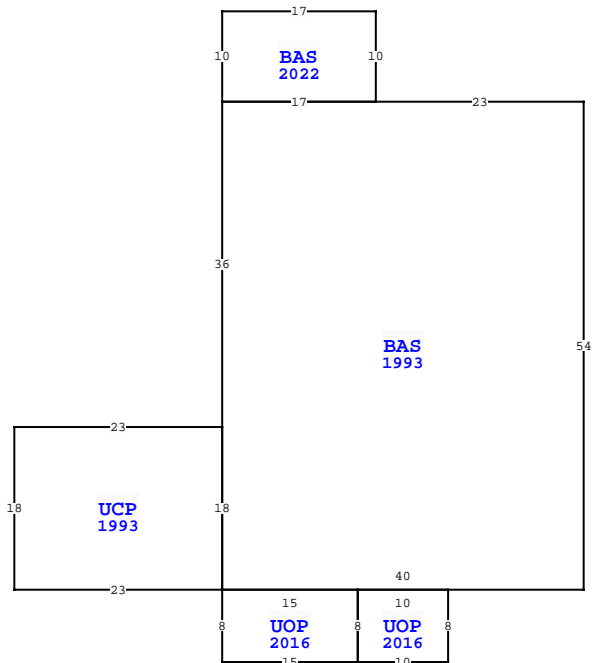


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	90
Exterior Wall	30	VINYL	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	60
Interior Wall	04	PLYWOOD	40
Interior Floor	13	LVT/LAMNT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	03	MASONRY	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
BAS	2,160	100	1993
BAS	170	100	2022
UCP	414	20	1993
UOP	80	20	2016
UOP	120	20	2016
TOTALS	2,944		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,453	96.6720	127.61	313,027	1976	2010		0	6.95	93.05
1 SNGL FAM - 100% - 2020 Heated Area: 2330 HX Base Yr 2020											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		307,446	
TOTAL MARKET OB/XF VALUE		4,128	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		361,574	
SOH/AGL Deduction		241,570	
ASSESSED VALUE		120,004	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		69,282	
TOTAL JUST VALUE		361,574	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,339	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005329	ELEC OTHER	16,000	04/06/2022
22003752	ADDITION	25,512	03/09/2022
20000282	GARAGE	16,000	01/10/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2319/1688	11/08/2019	WD	Q	I	01	235,000
GRANTOR: WATERS TAMMI						
GRANTEE: MARTIN DAWN MICHELE						
2068/1821	8/22/2016	SW	U	I	18	60,900
GRANTOR: US DEPRATMENT OF HOUS						
GRANTEE: WATERS TAMMI						

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	0812	CONCRETE C	0	100	150	10	SF	3.20	3.20	100	1985	1985	3	44	2,112	
2	0510	GARAGE WD-	0	100	18	16	SF	35.00	35.00	100	1995	1995	3	20	2,016	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		03/31/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=1993] W23 BAS=[YR=2022] N10 W17 S10 E17\$ W17 S36	
UCP=[YR=1993] W23 S18 E23 UOP=[YR=2016] S8 E15	
UOP=[YR=2016] E10 N8 W10 S8 \$ N8 W15 \$ N18 \$ S18 E40 N54 \$.	

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	DPH 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	100	0006	RM	125.00	350.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	25	MOD METAL	100		
Roof Structur	10	STEEL FRME	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	07	NONE	100		
Interior Floo	03	CONC FINSH	100		
Air Condition	01	NONE	100		
Heating Type	01	NONE	100		
Bedrooms		0	100		
Bathrooms		0	100		
Frame	05	STEEL	100		
Stories	1.	1.	100		
Units		0	100		
Occupancy	00	NONE	100		
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	720	100	2020	720	16,174
TOTALS		720		720	16,174

MARKET ADJUSTMENTS																																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
2		GARAGE RES - 100%	- 2020		Heated Area: 720			HX Base Yr	2020																								
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p style="text-align: center;">24</p> <p style="text-align: center; color: blue;">BAS 2020</p> <p style="text-align: center;">24</p> </div>																																	
EXTRA FEATURES		54129 SNYDER RD, CALLAHAN																															
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			
TOTALS																																0	

NASSAU COUNTY PROPERTY				PAGE 2 of 2		6			
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 6				Tax Dist:					
BUILDING MARKET VALUE						307,446			
TOTAL MARKET OB/XF VALUE						4,128			
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BASE TAXABLE VALUE						69,282			
TOTAL JUST VALUE						361,574			
NCON VALUE						0			
INCOME VALUE									
PREVIOUS YEAR MKT VALUE						342,339			
PERMIT NUM				DESCRIPTION		AMT	ISSUED		
SALES DATA									
OFF RECORD Number		DATE		TYPE INST		Q / V / I /	RSN CD	SALE PRICE	
2319/1688		11/08/2019		WD		Q	I	01	235,000
GRANTOR: WATERS TAMMI									
GRANTEE: MARTIN DAWN MICHELE									
2068/1821		8/22/2016		SW		U	I	18	60,900
GRANTOR: US DEPRATMENT OF HOUS									
GRANTEE: WATERS TAMMI									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2020] W30 S24 E30 N24\$.									

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		
REVIEW DATE 12/20/2022 BY kw Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/30/2025 BY SYS																										