



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
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	1,589	100	1993	1,589	131,330
FGR	625	55	1993	344	28,431
FOP	20	30	1993	6	496
FOP	20	30	1993	6	496
TOTALS	2,254			1,945	160,753

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	2,585.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	
3	0911	SCRN RM A	0	100	24	10	240.00	SF	17.50	17.50	
4	0810	CONCRETE A	0	100	24	10	240.00	SF	6.50	6.50	

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	100		RM	190.00	290.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,945	109.7600	109.76	213,483	1990	1990	0	0	24.70	75.30
1 SINGLE FAM - 100% - 2015 Heated Area: 1589 HX Base Yr 2015											
54166 HOWARD RD, CALLAHAN											
BLD DATE: 03/31/2025 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		160,753	
TOTAL MARKET OB/XF VALUE		8,434	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		219,187	
SOH/AGL Deduction		84,903	
ASSESSED VALUE		134,284	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		83,562	
TOTAL JUST VALUE		219,187	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		207,536	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25781	REPAIR/RRF	4,000	03/01/2012
B0108123	XFOB	3,000	03/01/2001
6410	NEW CONSTR	1,900	01/08/1990
8014	MH MOVE-ON	10,000	01/05/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2502/1048	10/10/2020	QC	U	I	11	100	
GRANTOR: DURHAM SANDRA MATTOX							
GRANTEE: CHESHIRE SANDRA REN							
2401/0491	10/10/2020	QC	U	I	11	100	
GRANTOR: DURHAM SANDRA MATTOX							
GRANTEE: CHESHIRE SANDRA REN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W10 FOP=[YR=1993] W5 BAS=[YR=1993] W61 S29 E26 FOP=[YR=1993] E4 N5 W4 S5\$ N5 E4 S5 E21 N19 E15 N6 W5 N4\$ S4 E5 N4\$ S10 W15 S21 E25 N31\$.											