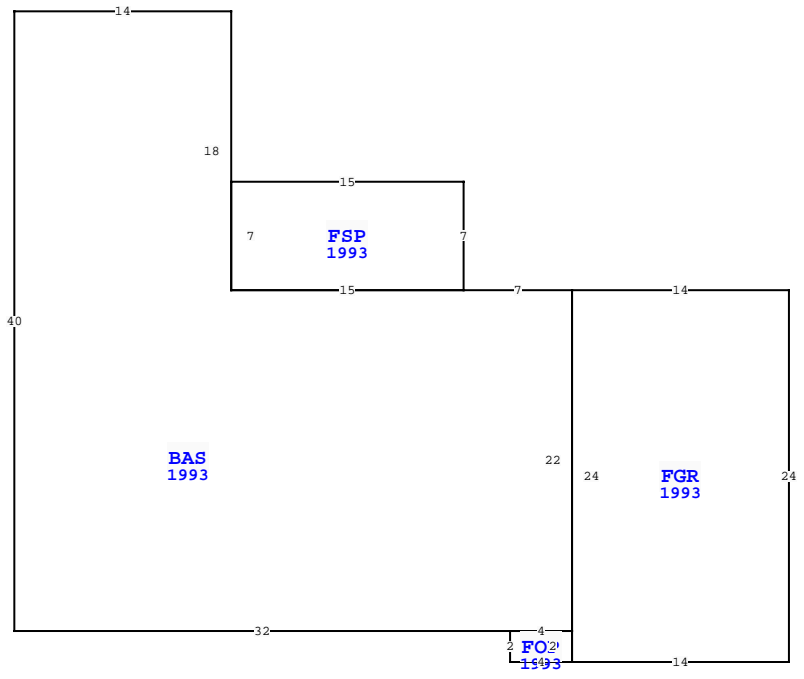


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	03	MASONRY	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		
0900	01	1,273	117.9360	155.68	198,181	1984	2004		0	0	17.50	82.50	
1 SNGL FAM - 0% - 0 Heated Area: 1044 HX Base Yr													



Quality	01	Quality Level 01			
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	1,044	100	1993	1,044	134,087
FGR	336	55	1993	185	23,761
FOP	8	30	1993	2	257
FSP	105	40	1993	42	5,395
TOTALS	1,493			1,273	163,499

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			163,499
TOTAL MARKET OB/XF VALUE			2,444
TOTAL LAND VALUE - MARKET			46,350
TOTAL MARKET VALUE			212,293
SOH/AGL Deduction			41,730
ASSESSED VALUE			170,563
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			170,563
TOTAL JUST VALUE			212,293
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21005208	REPAIR/RRF	7,525	04/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1579/0105	7/30/2008	WD	Q	I	01	20,000
GRANTOR: COLLINS GLENDA						
GRANTEE: STALVEY PATRICIA K						
0381/0642	3/01/1983	WD	Q	V		5,300
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		54721 CHURCH 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
1	0500	FP-PRE FAB	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0810	CONCRETE A	0	0	0	208.00	SF	6.50	6.50	100	1984	1984	3	41	554	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
FGR=[YR=1993] W14 BAS=[YR=1993] W7 FSP=[YR=1993] N7 W15 S7 E15\$ W15 N18 W14 S40 E32 FOP=[YR=1993] S2 E4 N2 W4\$ E4 N22\$ S24 E14 N24\$.													

LAND DESCRIPTION														TOTAL OB/XF 2,444										
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	0	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							