



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,522	100	1993	1,522	158,558
FGR	462	55	1993	254	26,461
FOP	122	30	1993	37	3,854
FST	164	55	1993	90	9,376
UOP	300	20	2012	60	6,250

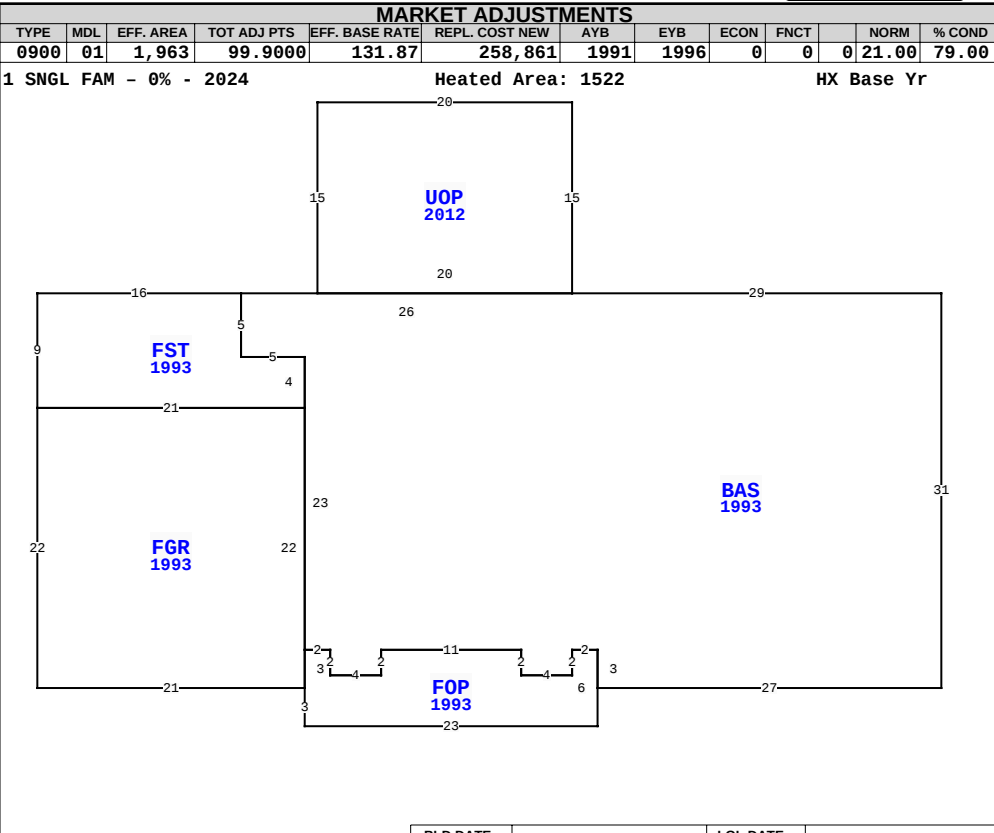
TOTALS	2,570			1,963	204,500
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0810	CONCRETE A	0	0	20	8	160.00	SF	6.50	6.50	100	1991	1991	3	59.5	619	
3	0810	CONCRETE A	0	0	14	3	42.00	SF	6.50	6.50	100	1991	1991	3	59.5	162	
4	0811	CONCRETE B	0	0	0	0	1,934.00	SF	5.20	5.20	100	2005	2005	3	84	8,448	
5	0810	CONCRETE A	0	0	0	0	540.00	SF	6.50	6.50	100	2015	2015	3	95	3,335	

LAND DESCRIPTION

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	1.00	LT	1.00	1.00	1.00	50,000.00	50,000.00	50,000							



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

54230 HELLER RD, CALLAHAN																	
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		204,500	
TOTAL MARKET OB/XF VALUE		14,944	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		269,444	
SOH/AGL Deduction		0	
ASSESSED VALUE		269,444	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		269,444	
TOTAL JUST VALUE		269,444	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		255,746	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531376	CARPORT	12,053	11/01/2015
7598	NEW CONSTR	66,562	10/11/1991

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
0522/1076		7/22/1987	WD	Q	V	CD	9,300		
GRANTOR: CLAI RE HOWARD INC									
GRANTEE: SHOUSE RICKY & LUCY									
0421/0185		5/01/1984	CD	Q	V		9,250		
GRANTOR:									
GRANTEE:									

BUILDING NOTES

BUILDING DIMENSIONS									
BAS=[YR=1993] W29 UOP=[YR=2012] N15 W20 S15 E20 \$ W26 FST=[YR=1993] W16 S9 FGR=[YR=1993] S22 E21 FOP=[YR=1993] S3 E23 N6 W2 S2 W4 N2 W11 S2 W4 N2 W2 S3 \$ N22 W21 \$ E21 N4 W5 N5 \$ S5 E5 S23 E2 S2 E4 N2 E11 S2 E4 N2 E2 S3 E27 N31 \$.									