



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

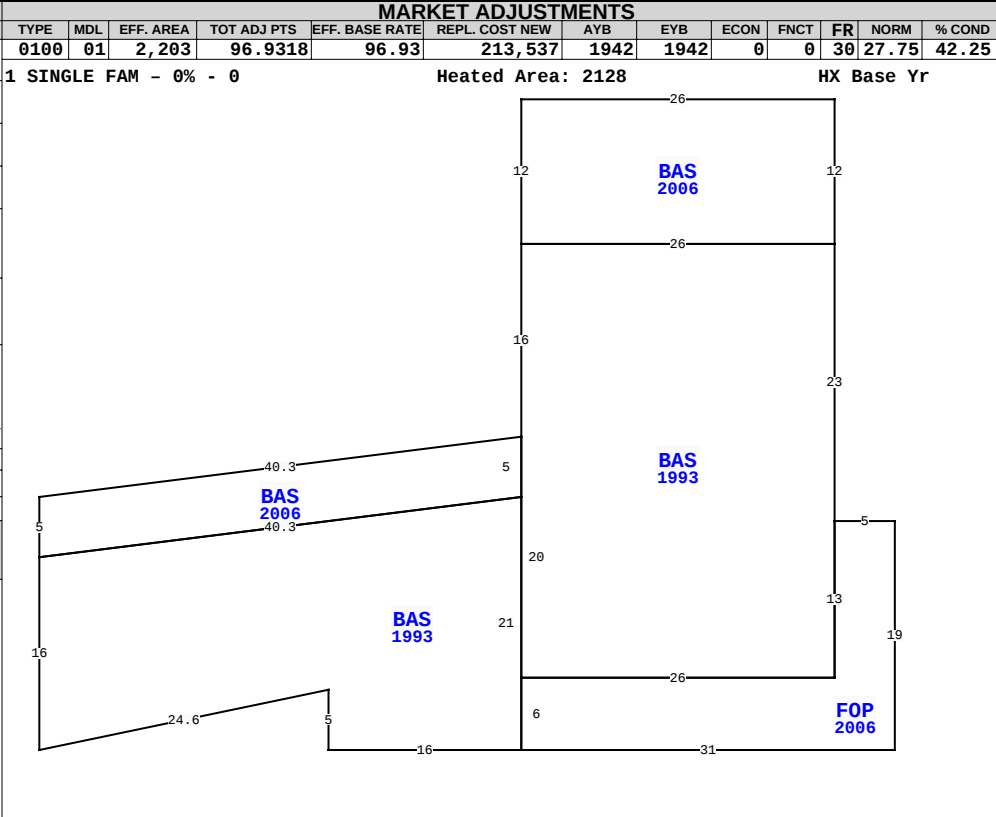
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	680	100	1993	680	27,848
BAS	936	100	1993	936	38,332
BAS	200	100	2006	200	8,191
BAS	312	100	2006	312	12,777
FOP	251	30	2006	75	3,072

TOTALS	2,379			2,203	90,219
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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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,055.00	SF	4.00	4.00	
3	0510	GARAGE WD-	0	0	31	25	775.00	SF	26.25	26.25	

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	0004	OR	0.00	0.00	1.00	AC	



545616 US HWY 1, CALLAHAN	BLD DATE	LGL DATE	05/21/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
7,242											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	90,219		
TOTAL MARKET OB/XF VALUE	7,242		
TOTAL LAND VALUE - MARKET	29,250		
TOTAL MARKET VALUE	126,711		
SOH/AGL Deduction	12,863		
ASSESSED VALUE	113,848		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	113,848		
TOTAL JUST VALUE	126,711		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	113,139		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2063/1955	7/20/2016	SW	U	I	11	100	
GRANTOR: KELLY HENRY PAT & VIO							
GRANTEE: KELLY RENTALS OF NO							
1924/1962	6/04/2014	WD	U	I	12	32,500	
GRANTOR: FNB SOUTH							
GRANTEE: KELLY HENRY PAT & V							

BUILDING NOTES											

BUILDING DIMENSIONS											
FOP=[YR=2006] W5 BAS=[YR=1993] N23 BAS=[YR=2006] N12 W26 S12 E26\$ W26 S16 BAS=[YR=2006] L40 D5 S5 BAS=[YR=1993] S16 R24 U5 S5 E16 N21 L40 D5 \$ R40 U5 N5\$ S20 E26 N13\$ S13 W26 S6 E31 N19\$.											